



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 19, 2015
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharon Hurd

Consent Items:

(1) **S145-108**
(CC District 13)

An application to replat a 12.6522-acre tract of land containing all of Lot 6A in City Block 7291, all of Block B/7291 and a portion of unplatted land into three lots on property located on Midtown Boulevard between North Central Expressway Service Road and Manderville Lane.

Applicant/Owner: Commodore Partners, Ltd.

Surveyor: Kimley-Horn and Associates, Inc.

Application Filed: February 18, 2015

Zoning: PD 895

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

- (2) **S145-109**
(CC District 6)
- An application to create a 100-lot Shared Access Area Development with residential lots ranging in size from 1,430 square feet to 2,858 square feet, from a 4.508-acre tract of land containing part of City Block 7257 on property located on Duluth Street between Borger Street and Obenchain Street.
Applicant/Owner: David Weekly Homes/Singleton Trinity Groves, LP
Surveyor: Dowdey, Anderson & Associates
Application Filed: February 18, 2015
Zoning: PD 933, Subarea B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S145-110**
(CC District 14)
- An application to replat a 0.224-acre tract of land containing all of Lot 5 in City Block N/1480 into three lots on property located at 1612 Mary Street.
Applicant/Owner: Jeff Baron Homes, LLC and El-Eagle Investments, Ltd.
Surveyor: CBG Surveying, Inc.
Application Filed: February 18, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-111**
(CC District 14)
- An application to replat a 0.666-acre tract of land containing all of Lots 1-4 in City Block A/1473 into one lot on property located at 1800 Greenville Avenue.
Applicant/Owner: Lower Greenville Avenue Trust
Surveyor: CBG Surveying, Inc.
Application Filed: February 19, 2015
Zoning: PD 842
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-114**
(CC District 2)
- An application to create one lot from a 2.295-acre tract of land in City Block 5744 on property located at 2505 Elm Street.
Applicant/Owner: Dynasty Consolidated Industries, Inc.
Surveyor: Bury-DFW, Inc.
Application Filed: February 19, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S145-115**
(CC District 3)
- An application to create one 10.738-acre lot from a tract of land in City Block 611/6113, part of City Block 8724, and part of City Block 8725 on property located at Mountain Creek Parkway and Interstate Highway 20, northwest corner.
Applicant/Owner: Courtland Group
Surveyor: Pacheco Koch Engineering, Inc.
Application Filed: February 24, 2015
Zoning: PD 521
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S145-112**
(CC District 13)
- An application to replat a 0.533-acre tract of land containing part of Lot 19 and all of Lots 20 and 21 in City Block 9/4945 into one lot on property located at the northeast corner of Greenway Boulevard and Neola Drive.
Applicant/Owner: Kyle & Katherine Oudt
Surveyor: A&W Surveyors
Application Filed: February 19, 2015
Zoning: CD 10
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S145-113**
(CC District 13)
- An application to replat a 2.316-acre tract of land containing all of Estate Lots 34 and 35 in City Block 5543 into one estate lot on property located at 9839 Rockbrook Drive.
Applicant/Owner: Selwyn Rayzor and Richard Moses
Surveyor: A&W Surveyors, Inc.
Application Filed: February 19, 2015
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M145-017**
Richard Brown
(CC District 13)
- An application for a minor amendment for the Phase I Nonresidential Development Plan for Planned Development District No. 885 on property southwest of the intersection of LBJ Freeway and Midway Road.
Staff Recommendation: **Approval**
Applicant: Wal-Mart Real Estate Business Trust
Representative: Lauren Nuffer and Myron Dornic

Zoning Cases - Consent:

1. **Z145-105(CG)**
Carrie Gordon
(CC District 8)
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay along the east line of Kleberg Road, the north line of Carleta Street and the south line of Parkcliff Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Ci Retail Management, Inc.
Representative: Pamela Craig
2. **Z145-160(AF)**
Aldo Fritz
(CC District 2)
An application for a Specific Use Permit for a Bar, lounge, or tavern on property zoned Tract A, Planned Development District No. 269, the Deep Ellum/Near East Side District on the north side of Main Street, west of North Crowdsus Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Dapper Life, LLC.
Representative: Pamela Craig
3. **Z145-159(OTH)**
Olga Torres Holyoak
(CC District 8)
An application for a CR Community Retail District on property zoned an NO(A) Neighborhood Office District with deed restrictions, on the west side of South Hampton Road, between Chrysalis Drive and Cliff Creek Crossing Drive.
Staff Recommendation: **Approval**
Applicant: Hampton/I20, Ltd.
Representative: Kirk Williams and Brad Williams, Winstead PC
4. **Z145-167(OTH)**
Olga Torres Holyoak
(CC District 8)
An application for an IR Industrial Research District with volunteered deed restrictions on property zoned an A(A) Agricultural District on the west side of Old Hickory Trail, north of West Daniieldale Road.
Staff Recommendation: **Approval** with deed restrictions volunteered by the applicant.
Applicant: Seefried Properties
Representative: Jonathan Stites

Zoning Cases – Under Advisement:

5. **Z145-108(OTH)** An application for a Planned Development District for CR
Olga Torres Holyoak Community Retail District uses on property zoned an MF-2(A)
(CC District 2) Multifamily District and a CR Community Retail District, southeast
of Capitol Avenue, between Bennett Avenue and North Fitzhugh
Avenue.
Staff Recommendation: **Approval**, subject to development plan,
landscape plan and conditions.
Applicant: Orange Development Company
Representative: Rob Baldwin
U/A From: January 22, 2015 and February 19, 2015
6. **Z134-329(AF)** An application for an LI Light Industrial District and a Specific Use
Aldo Fritz Permit for Commercial motor vehicle parking on property zoned an
(CC District 8) A(A) Agricultural District at the southwest corner of Telephone
Road and Bonnie View Road.
Staff Recommendation: **Approval** for a five-year period, subject to
a site/landscape plan and conditions.
Applicant: Jaime Garcia
Representative: Frances Zampella
U/A From: October 23, 2014
7. **Z145-145(AF)** An application for an MU-3 Mixed Use District with deed
Aldo Fritz restrictions volunteered by the applicant on property zoned a
(CC District 13) GO(A) General Office District on the northeast corner of East
Northwest Highway and North Central Expressway.
Staff Recommendation: **Approval** with deed restrictions
volunteered by the applicant.
Applicant: 8750 NCE Dallas, LLC
Representative: Karl Crawley, Masterplan
U/A From: February 19, 2015

Zoning Cases – Individual:

8. **Z145-165(SM)** An application for an amendment to Planned Development District
Sarah May No. 311 on the west corner of West Lawther Drive and East
(CC District 9) Mockingbird Lane.
Staff Recommendation: **Approval**, subject to a development plan,
topography and height zone plan and conditions.
Applicant: Russell Crews
Representative: Maxwell Fisher, Masterplan Consultants

9. **Z145-135(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development District for D(A) Duplex District uses and a modified duplex use on property zoned a D(A) Duplex District, on property generally bounded by Winton Street and Ellsworth Avenue, inclusive of both sides of Anita Street, west of McMillan Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: PSW Real Estate, Inc.
Representative: Karl Crawley
10. **Z145-150(WE)**
Warren Ellis
(CC District 2)
- An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned an MF-2 Multiple-family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Amelia Street and Maple Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Orange Development Company
Representative: Robert Baldwin, Baldwin Associates

Special Provision Sign District Amendment:

- SPSD134-005(CG)**
Carrie Gordon
(CC District 14)
- An application for the creation of a new subdistrict in the Downtown Special Provision Sign District Overlay on property zoned Planned Development District No. 619 with a Pedestrian Overlay in an area generally bounded by Pacific Avenue, North Akard Street, Elm Street, and North Field Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
SSDAC Recommendation: **Denial**
Applicant: Olympic 1401 Elm Associates, LLC
Representative: Tommy Mann and Laura Hoffmann, Winstead PC
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Other Matters

Minutes: March 5, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 19, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING – Thursday, March 19, 2015, City Hall, 1500 Marilla Street, in Council Chambers, at 9:00 a.m. (1) **DCA145-005** - Consideration of amending the Dallas Development Code to amend Tower/Antenna for Cellular Communication regulations, and (2) **DCA145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

Note: The official 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, MARCH 19, 2015****FILE NUMBER:** S145-108**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Midtown Boulevard, between North Central Expressway Service Road and Manderville Lane**DATE FILED:** February 18, 2015**ZONING:** PD 895**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 12.6522-Acres **MAPSCO:** 26F, K**OWNER/APPLICANT:** Commodore Partners, Ltd.

REQUEST: An application to replat a 12.6522-acre tract of land containing all of Lot 6A in City Block 7291, all of Block B/7291 and a portion of unplatted land into three lots on property located on Midtown Boulevard between North Central Expressway Service Road and Manderville Lane.

SUBDIVISION HISTORY:

1. S134-268 is an application to replat a 4.4149-acre tract of land containing all of Lot 2-A in City Block 15/7289 and a tract of land in City Block 14/7288 into one lot on property located at 10511 North Central Expressway (U.S. Highway 75). The request was approved on October 23, 2014, but has not been recorded.
2. S134-265 is an application to replat a 2.377-acre lot from a portion of Lot 9 in City Block 6136 into one lot on property located on southwest corner of Manderville Lane and Meadow Road. The request was approved on October 23, 2014, but has not been recorded.
3. S134-213 is an application to replat 5.416-acre lot into one 3.611-acre and one 1.804-acre lot in City Block D/7291 on property located on the southwest corner of Midtown Boulevard and Manderville Lane. The request was approved on August 21, 2014, but has not been recorded.
4. S134-187 is an application to replat a 10.947-acre tract of land containing all of Lots 6-A, 7-A and 7B in City Block 52131/2; a portion of land described in special warranty deed into 3 lots ranging in size 1.068 acres to 4.964 acres on property located at Meadow Road and Rambler Road, southwest corner. The request was approved on July 10, 2014, but has not been recorded.
5. S134-042 is 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. The request was approved on March 20, 2014, but has not been recorded.

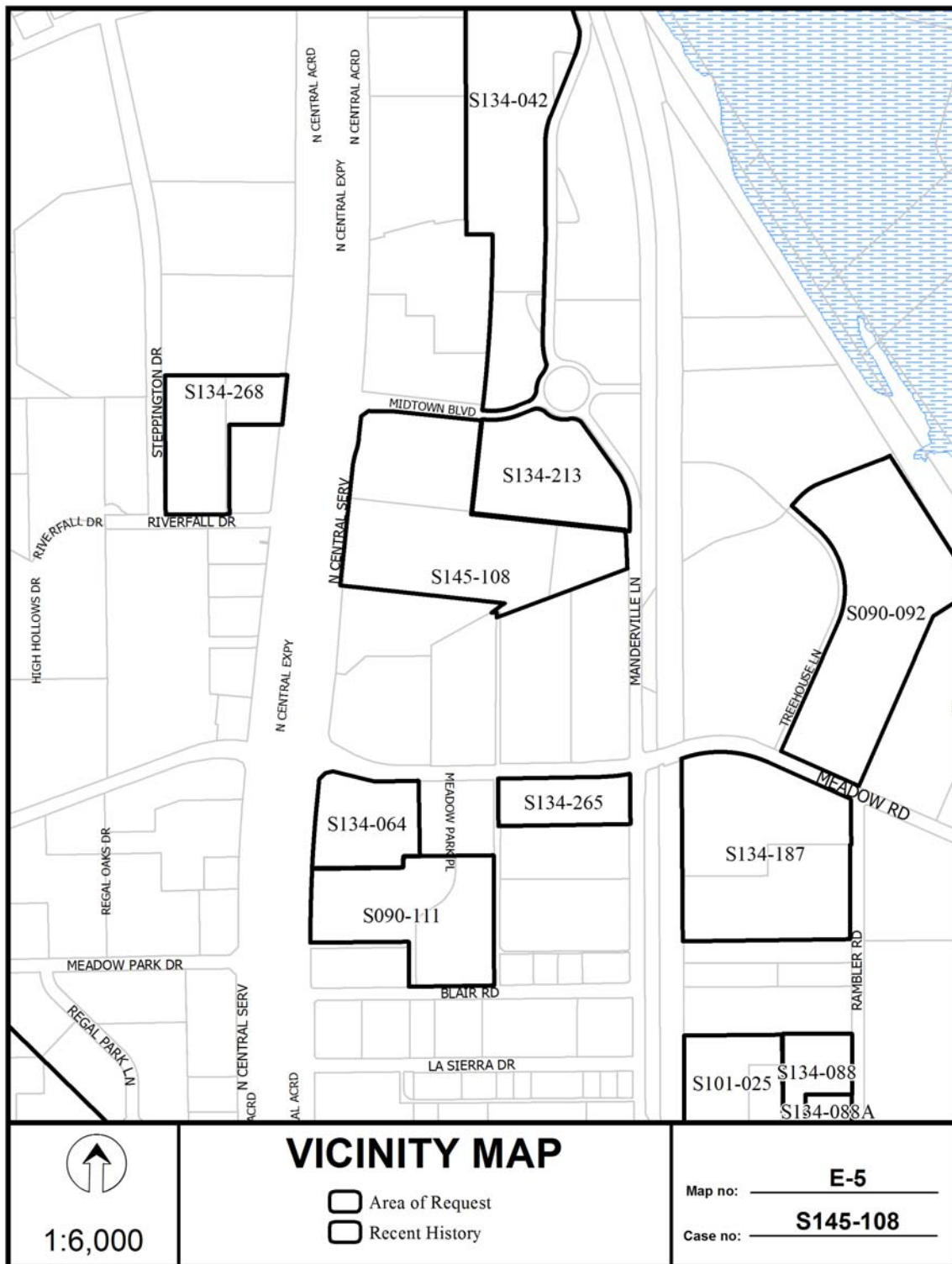
STAFF RECOMMENDATION: The request complies with the requirements of the PD 895 District; therefore, staff recommends approval subject to compliance with the following: conditions

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

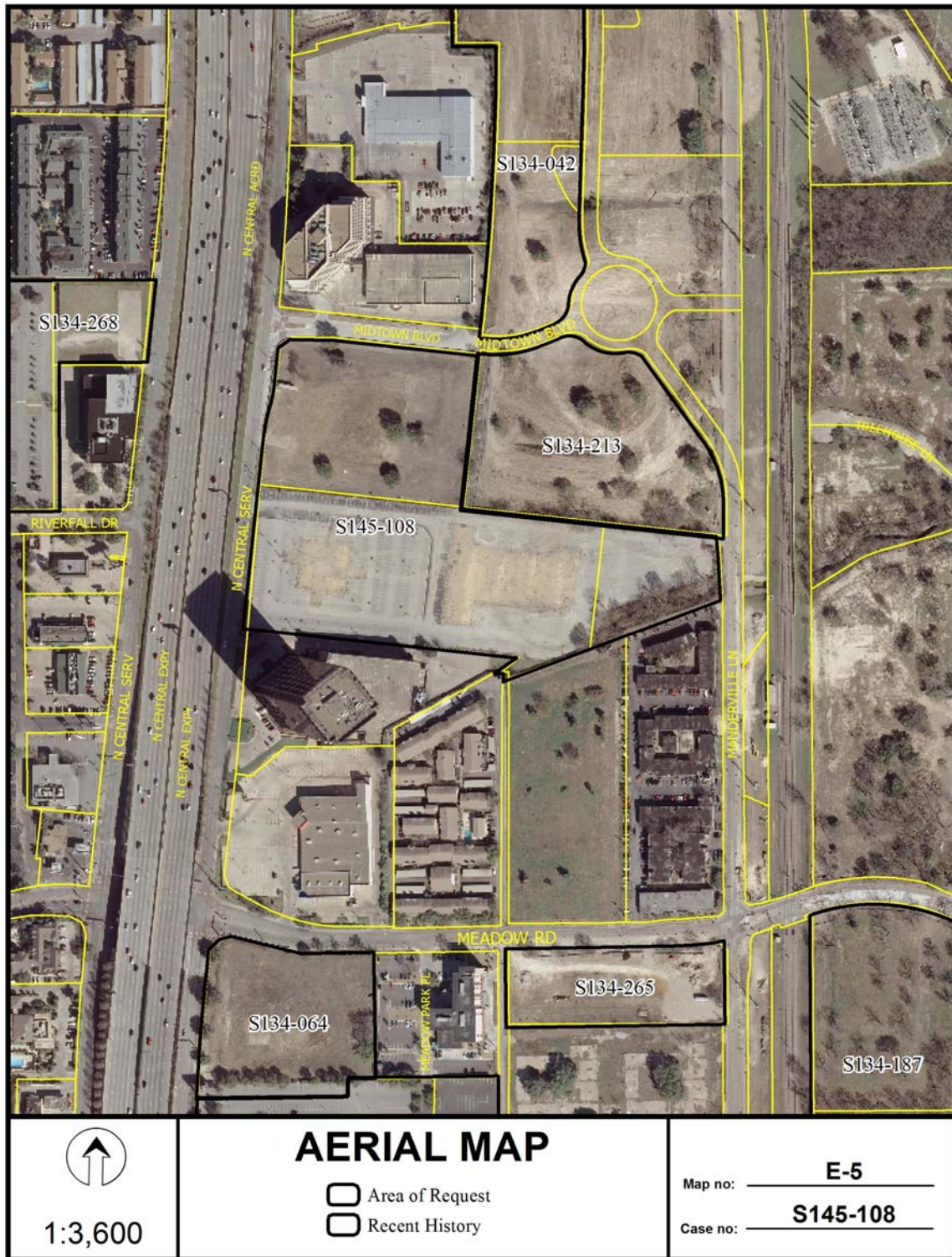
Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G)).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is 3. Section 51(A)-4.411(f)(3).
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603; Section 51A-8.604.
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.102(c); Section 51A-(4),(5),(6),(7),(8),(9).
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."

14. After Engineering review, additional right-of-way dedication along Manderville Lane may be required.
15. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
16. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
17. On the final plat all utility easement abandonments must be shown with the correct recording information. Survey Manual
18. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1).
21. 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. Chapter 49-60(d); Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
22. Capacity of existing wastewater system is questionable. Submit proposed G.P.M. of the development for investigation. Chapter 49-60(b)(2)(d) and Chapter 49-60(d)
23. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1)
24. On the final plat, the 10-foot water main easement shall be labeled as follows: "10-foot Water Main Easement Abandoned by Ordinance No. _____ Instrument No. _____.
25. On the final plat identify the property as Lots 1-3, City Block B/7291. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



3/6/2015



CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****FILE NUMBER:** S145-109**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Duluth Street between Borger Street and Obenchain Street**DATE FILED:** February 18, 2015**ZONING:** PD 933, Subarea B**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 4.508-Acres**MAPSCO:** 44P**APPLICANT/OWNER:** David Weekly Homes/Singleton Trinity Groves, LP

REQUEST: An application to create a 100-lot Shared Access Area Development with residential lots ranging in size from 1,430 square feet to 2,858 square feet, from a 4.508-acre tract of land containing part of City Block 7257 on property located on Duluth Street between Borger Street and Obenchain Street.

SUBDIVISION HISTORY:

1. S145-087 is an application to replat a 19.756-acre tract of land containing part of the Cement City Addition and part of an unplatted tract of land in City Block 7257 into five lots on property located at the southeast corner of Borger Street and Singleton Boulevard. The request was approved on February 19, 2015 but has not been recorded.

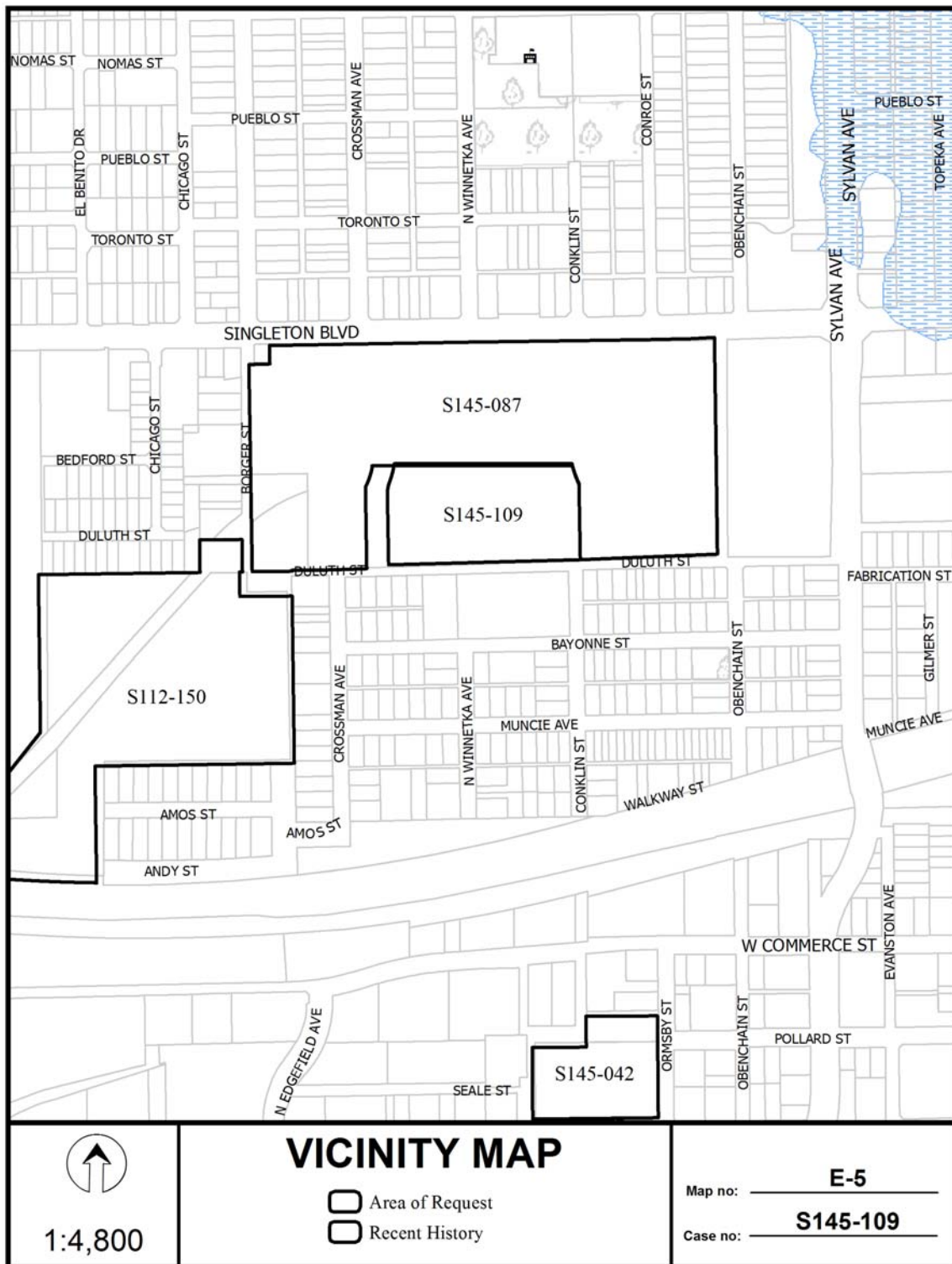
STAFF RECOMMENDATION: The request complies with the requirements of the PD 933, Subarea B District and the requirements of Section 51A-4.411 of the Development Code; therefore, staff recommends approval subject to compliance with the following conditions

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. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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

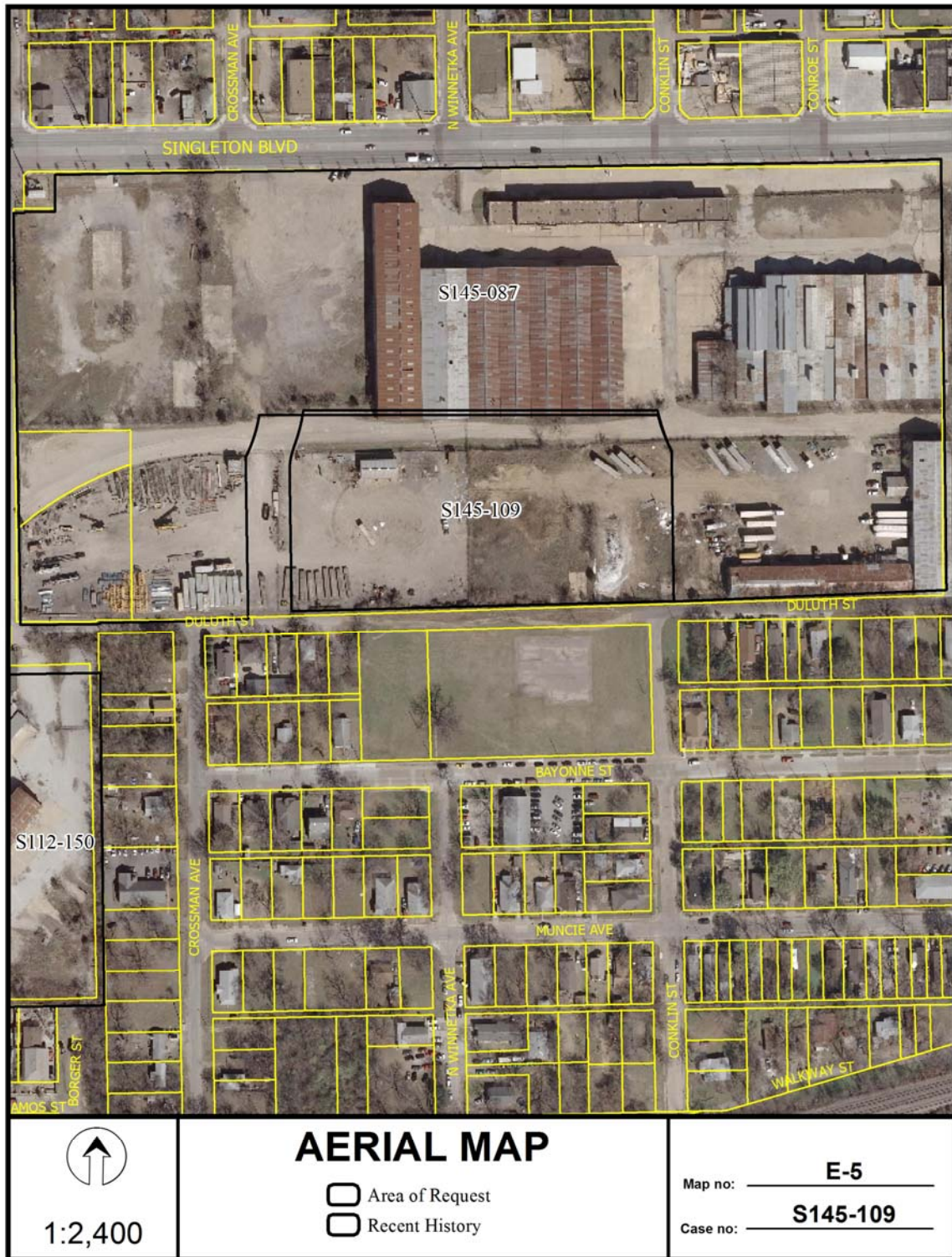
- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b).
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection." Section 51A-8.617.
 8. 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. Section 51A-8.617.
 9. The maximum number of lots permitted by this plat is 100, per the approved Planned Development (PD 933 Subarea B).
 10. The shared access area must front a minimum width of 20 feet on Duluth Street. Section 51A-4.411(d)(7).
 11. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7).
 12. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement and labeled on the plat. Section 51A-4.411(d)(2).
 13. 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. Section 51A-4.411(c)(3).
 14. 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. Section 51A-4.411(c).
 15. 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 of the shared access area as part of an attachment to the document. Section 51A-4.411(d)(2), Section 51A-4.411(e).
 16. Include the words "Shared Access Development" in the title block of the final plat. Survey
 17. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-8.503(d)(7)
 18. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8).
 19. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b).

20. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name". Section 51A-9.300.
21. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51P-4.411(g).
22. 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. Section 51A8.603; Section 51A-8.604.
23. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.102(c); Section 51A-(4),(5),(6), (7),(8),(9).
24. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
25. On the final plat, dedicate right-of-way from the established center line of Duluth Street per the approved development plan (PD 933).
26. On the final plat, add a note stating that no parking will be located within the visibility triangle.
27. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
28. On the final plat choose a different addition name. Section 51A-8.403(a)(1)(A)(v).
29. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
30. On the final plat, show all existing structures that are crossing a boundary line.
31. On the final plat, show railroad spur track with abandonment information.
32. On the final plat, remove any reference to Cement City Addition.
33. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
34. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
35. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1).
36. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1)

37. A release must be provided from the Real Estate Division prior to acceptance of a final plat for the Chairman's signature.
38. Prior to the final plat, contact the Street Name Coordinator for help selecting appropriate names for mutual access drives. Section 51A-8.403 (a)(1)(xiv) and Section 51A-8.506(e)
39. On the final plat, indicate and label any existing or planned improvements for "Duluth Street", south of the subject area. Section 51A-8.403(a)(1)(xiii)
40. On the final plat identify the property as Lots 1-100, City Block B/7257. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



3/6/2015



3/6/2015

OWNER DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

DAVID WOODLEY HOGAN

DAVID, while undersigned, is hereby giving to and for the County and State, on the part of the undersigned, the right and authority to execute and deliver the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Regulations of the Texas Board of Professional Land Surveyors, 1945S, as amended), and Texas Local Government Code hereon was either found or placed in compliance with the (c)(b)(c)(e) & (e), and that the digital drawing file acco-

withdrew FOR LAND AND SEAL OF OFFICE this _____ day of _____, 2015.

*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE UNTIL IT HAS BEEN REVIEWED AND APPROVED BY THE CLERK OF THE DISTRICT COURT. THIS DOCUMENT SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Notary Public in and for the State of Texas

REVISED: FEBRUARY 16, 2015



5

CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****FILE NUMBER:** S145-110**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 1612 Mary Street**DATE FILED:** February 18, 2015**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.224-Acres **MAPSCO:** 36X**APPLICANT/OWNER:** Jeff Baron Homes, LLC and El-Eagle Investments, Ltd.**REQUEST:** An application to replat a 0.224-acre tract of land containing all of Lot 5 in City Block N/1480 into three lots on property located at 1612 Mary Street.**SUBDIVISION HISTORY:**

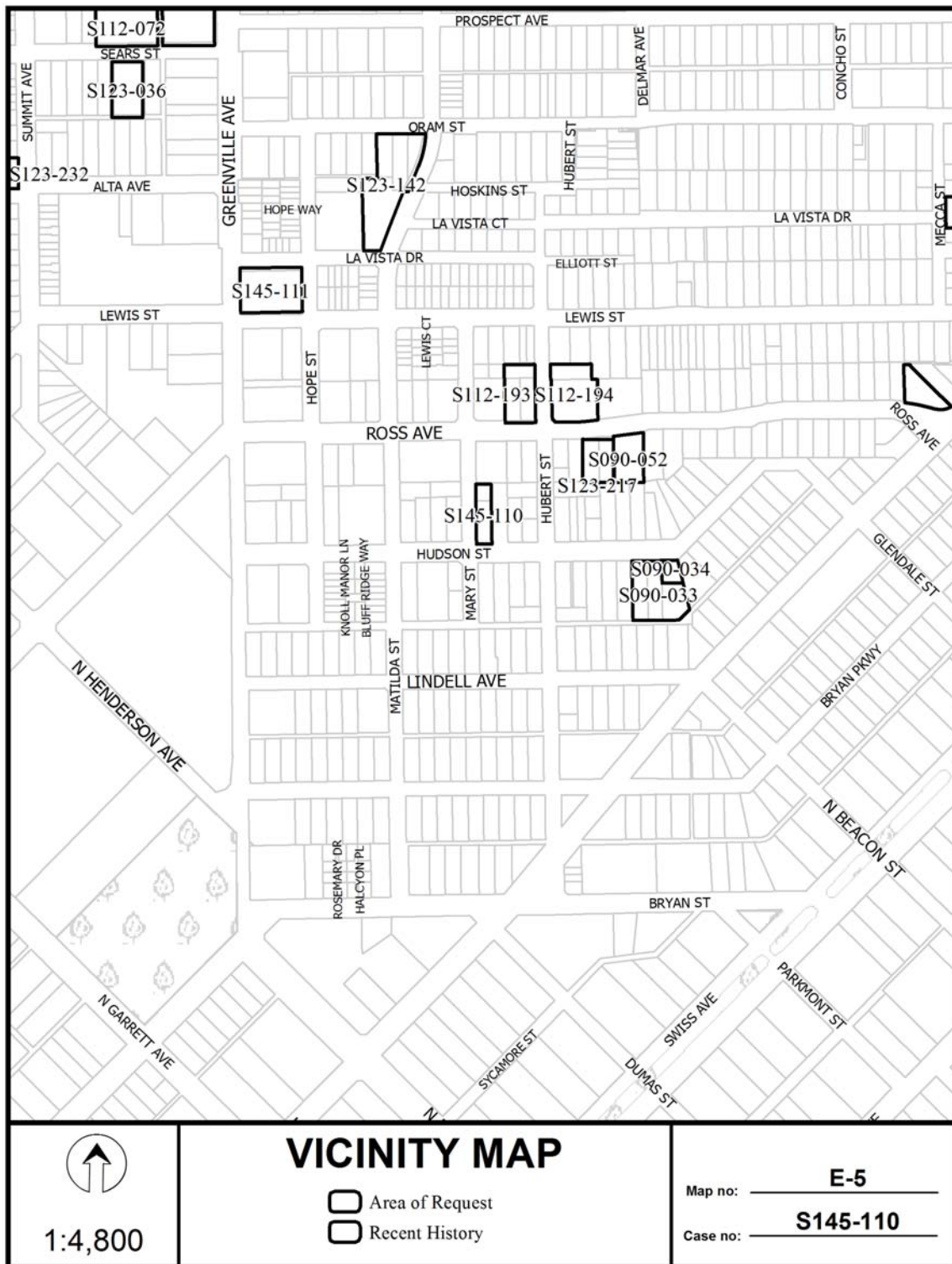
1. S123-217 is an application to replat a 0.317 acre lot containing all of Lots 3 and 4 into one lot located at 5908 and 5914 Ross Avenue. The request was approved on August 8, 2013 and has not been recorded.
2. S112-194 is an application to replat a 0.62 acre tract of land containing part of Lots 1, 2, and 3 and all of Lot 7A in City Block J/1476 into one lot on property located at 5901 Ross Avenue and 1710 Hubert Street. The request was approved on September 20, 2012 and has not been recorded.
3. S112-193 is an application to replat a 0.43 acre tract of land containing all of Lots 7 and 8 and part of Lots 3 and 4 in City Block 1/1476 into 1 lot on property located at 5809 and 5815 Ross Avenue and 1711 Hubert Street. The request was approved on September 20, 2012 and was recorded on February 10, 2014.

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

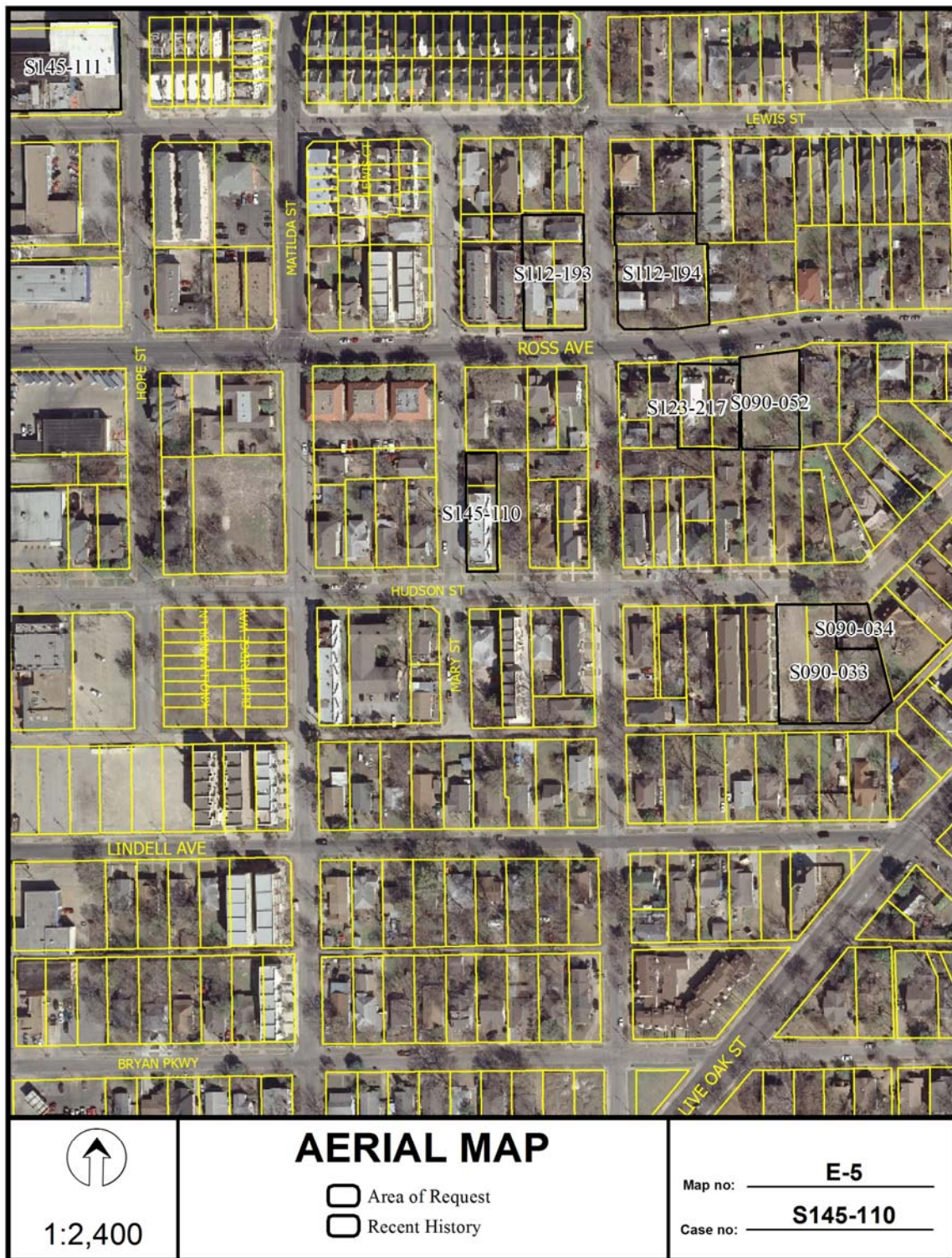
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G)).

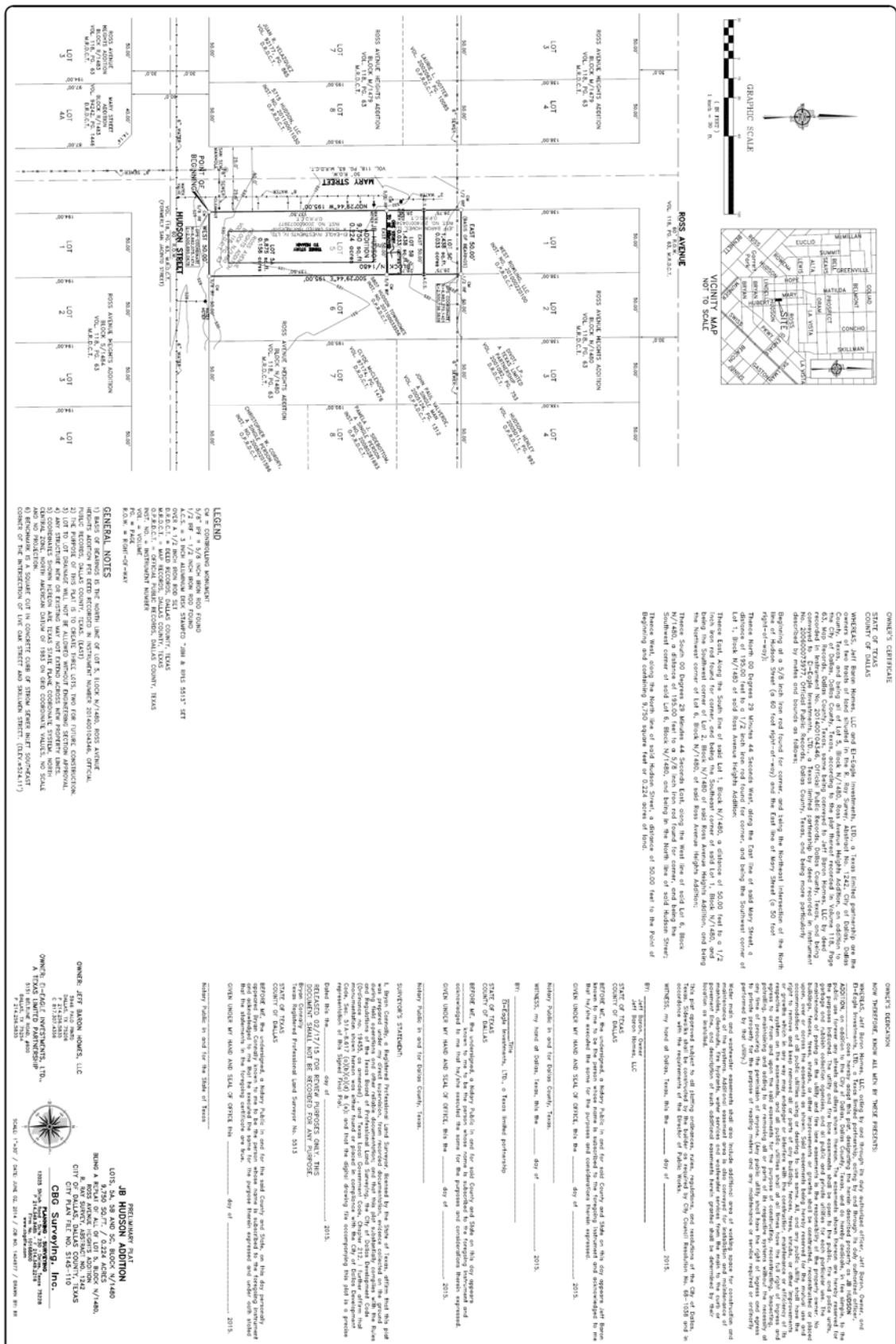
5. Any structure new or existing may not extend across new property lines. Section 51A8.501(b).
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is 3. Section 51(A)-4.411(f)(3).
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
11. Provide a detailed grading plan prepared by Professional Engineer. Section 51A-8.102(c), Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
12. On the final plat, dedicate a 10-foot by 10-foot corner clip at Hudson Street and Mary Street. Section 51A-8.602(d)(1)
13. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management
14. On the final plat show recording information on all existing easements within 150 feet of the property. Survey Manual
15. Prior to the final plat, provide Lien Holder's Subordination Agreement. Survey Manual
16. On the final plat, add a 20-foot wastewater easement across the north side of proposed Lot 5C.
17. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1).

20. 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. Chapter 49-60(d); Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10
21. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1)
22. On the final plat identify the property as Lots 5A-5C, City Block N/1480. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



3/6/2015





CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****FILE NUMBER:** S145-111**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 1800 Greenville Avenue**DATE FILED:** February 19, 2015**ZONING:** PD 842**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.666-Acres**MAPSCO:** 36X**APPLICANT/OWNER:** Lower Greenville Avenue Trust**REQUEST:** An application to replat a 0.666-acre tract of land containing all of Lots 1-4 in City Block A/1473 into one lot on property located at 1800 Greenville Avenue.**SUBDIVISION HISTORY:**

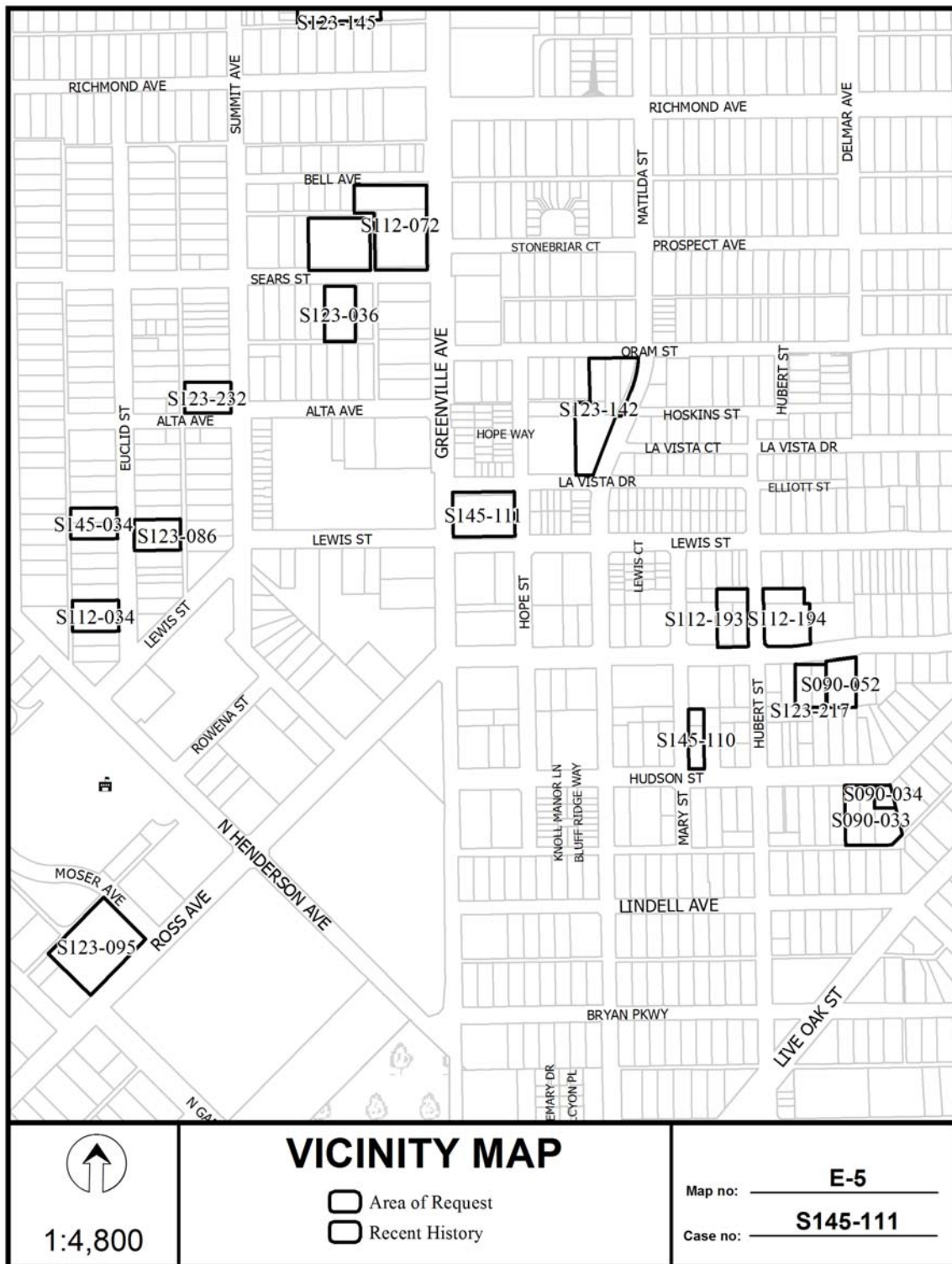
1. S123-142 is an application to replat a 1.047 acre tract of land containing part of Lots 4, 5, 6, and 7 in City Block 1908 and a tract of land containing part of Lot 21 and all of Lots 20 and 22 in City Block 1907 into one lot at Matilda Street between La Vista Drive and Oram Avenue. The request was approved on May 16, 2013, and recorded on February 6, 2015.
2. S123-036 is an application to replat all of Lots 6 and 7 in City Block C/1983 into one 0.412 acre lot on property located at 5622 and 5624 Sears Street. The request was approved on December 20, 2012, and recorded on March 22, 2013.

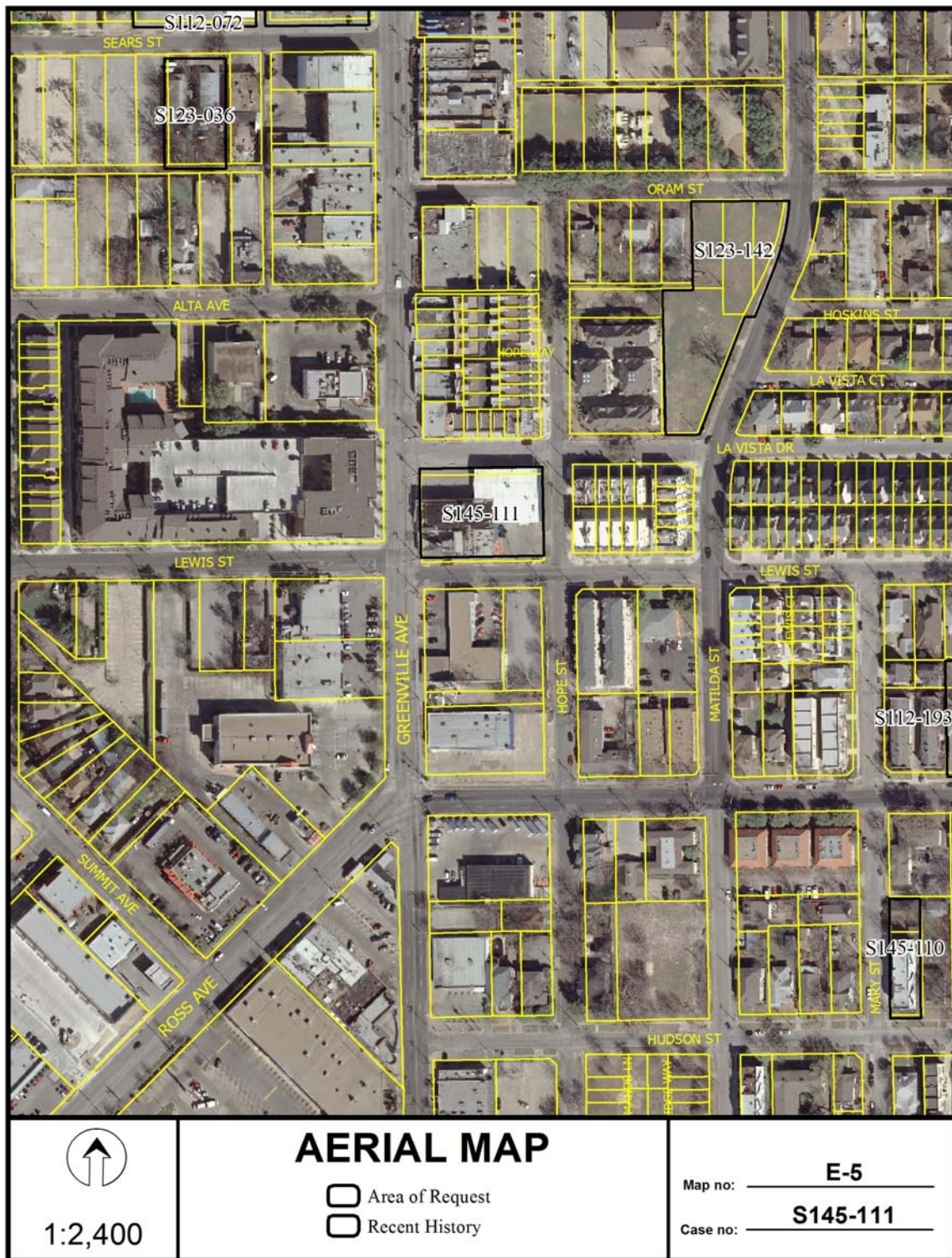
STAFF RECOMMENDATION: The request complies with the requirements of the PD 842 District; therefore, staff recommends approval subject to compliance with the following: conditions

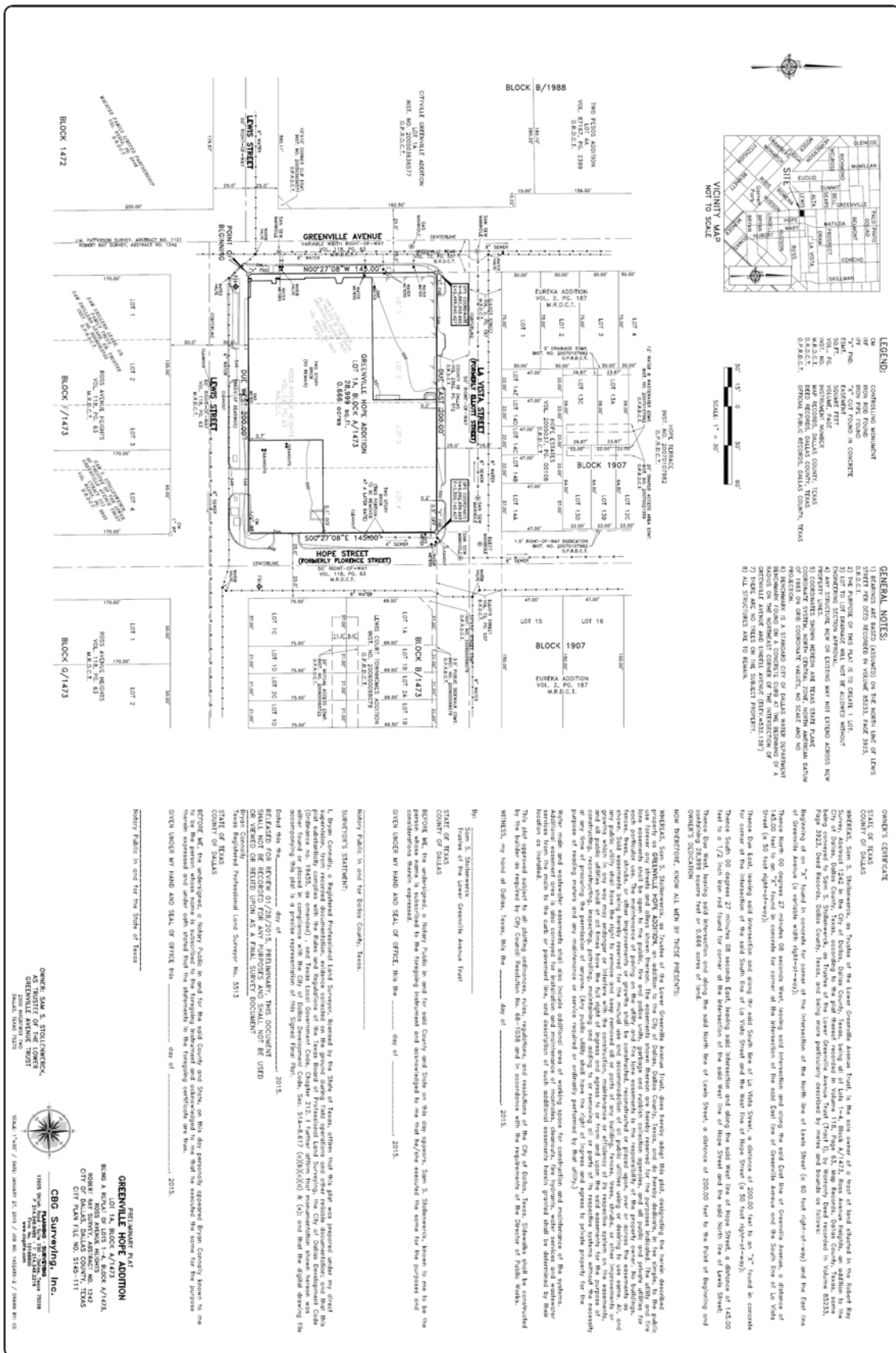
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A8.501(b).

6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is 1. Section 51(A)-4.411(f)(3).
10. Provide a detailed grading plan prepared by Professional Engineer. Section 51A-8.102(c), Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. On the final plat, dedicate a 10-foot by 10-foot corner clip at Greenville Avenue and La Vista Drive. Section 51A-8.602(d)(1)
12. On the final plat, dedicate a 10-foot by 10-foot corner clip at Lewis Street and Hope Street. Section 51A-8.602(d)(1)
13. On the final plat provide an Estate in Expectancy for a 10-foot by 10-foot corner clip at Greenville Avenue and Lewis Street. Chapter 51A-8.502(c).
14. On the final plat provide an Estate in Expectancy for a 10-foot by 10-foot corner clip at La Vista Drive and Hope Street. Chapter 51A-8.502(c)
15. Any portion of the existing building that encroaches into City right-of-way requires an Estate in Expectancy. Chapter 51A-8.502(c)
16. If existing structures are to remain on the property to be platted the plat cannot create a nonconforming structure or encroach on to lot lines or setbacks. Section 51A-8.503(e)(1)(2).
17. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1).
20. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-62(f)(1)

21. On the final plat, change "La Vista Street" to "La Vista Drive", as named by Ordinance 4012. Section 51A8.403(a)(1)(xii)
22. On the final plat, make it clear that the referenced "Elliott Street", just east of Hope Street, is the former and not the current street name. Section 51A-8.403(a)(1)(xii)
23. On the final plat identify the property as Lot 1A, City Block A/1473. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







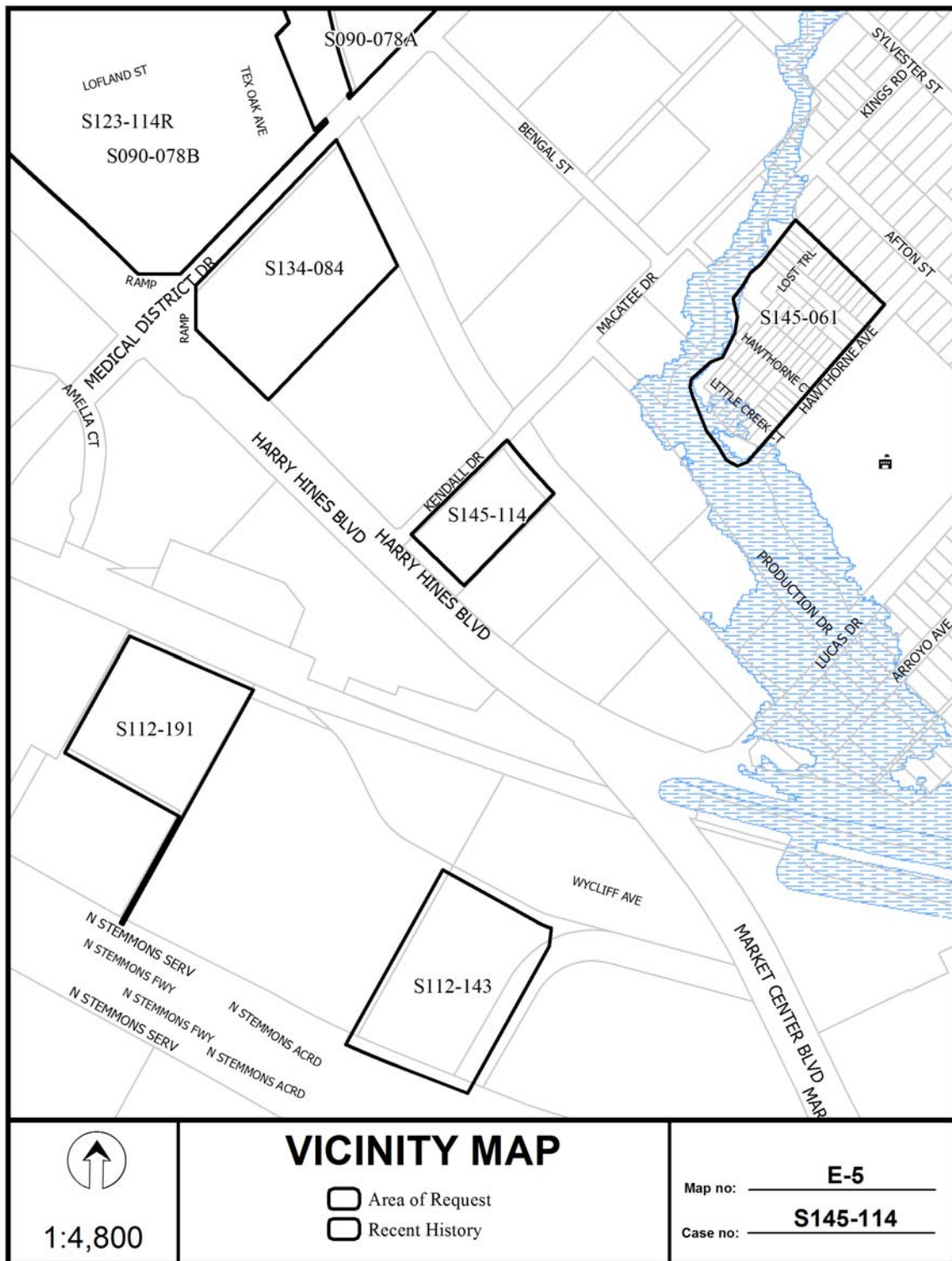
CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****FILE NUMBER:** S145-114**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 2505 Elm Street**DATE FILED:** February 19, 2015**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.295-Acres**MAPSCO:** 34Y**APPLICANT/OWNER:** Dynasty Consolidated Industries, Inc.**REQUEST:** An application to create one lot from a 2.295-acre tract of land in City Block 5744 on property located at 2505 Elm Street.**SUBDIVISION HISTORY:**

1. S145-061 was an application to replat a 5.508-acre Shared Access Development containing all of Lots 1 through 71 and all public utility/common areas in City Block A/2301 into a new Shared Access Development with 117 lots and three common areas on property located on Hawthorne Avenue, between Kings Road and Afton Street. The request was approved on January 8, 2015, but has not been recorded.
2. S134-084 was an application to replat a 6.956-acre tract of land containing part of City Block 5745 to create one lot on property located on Harry Hines Boulevard at Medical District Drive, southeast corner. The request was approved on March 20, 2014, but has not been recorded.

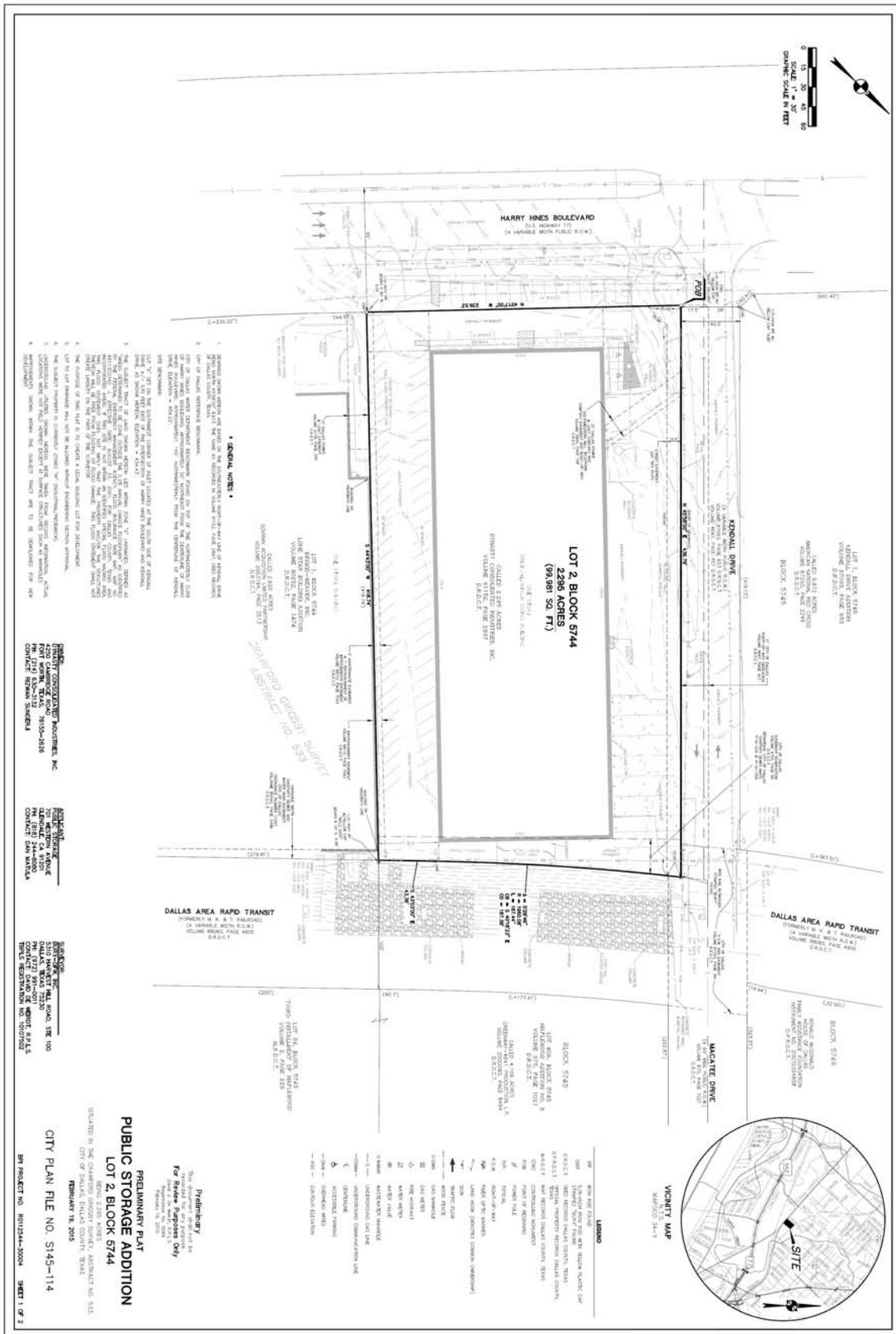
STAFF RECOMMENDATION: The request complies with the requirements of the IR zoning district; therefore, staff recommends approval subject to compliance with the following: conditions

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. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G)).
5. Any structure new or existing may not extend across new property lines. Section 51A8.501(b).

6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603; Section 51A-8.604
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.102(c); Section 51A-(4),(5),(6),(7),(8),(9).
12. On the final plat dedicate 28 feet of street easement, from the established centerline of Kendall Drive. Section 51A-8.602(c)
13. On the final plat, dedicate a 15 foot by 15 foot corner clip at Harry Hines Boulevard and Kendall Drive. Section 51A-8.602(d)(1)
14. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
15. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii).
16. On the final plat show distances/width of right-of-way of Harry Hines Boulevard. Survey Manual
17. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1).
19. On the final plat identify the property as Lot 2, City Block 5744. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****FILE NUMBER:** S145-115**Subdivision Administrator:** Paul Nelson**LOCATION:** Mountain Creek Parkway at Interstate Highway 20, northwest corner**DATE FILED:** February 24, 2015**ZONING:** PD 521**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 10.738-Acres **MAPSCO:** 61A**OWNER/APPLICANT:** Courtland Group

REQUEST: An application to create one 10.738-acre lot from a tract of land in City Block 611/6113, part of City Block 8724, and part of City Block 8725 on property located at Mountain Creek Parkway and Interstate Highway 20, northwest corner.

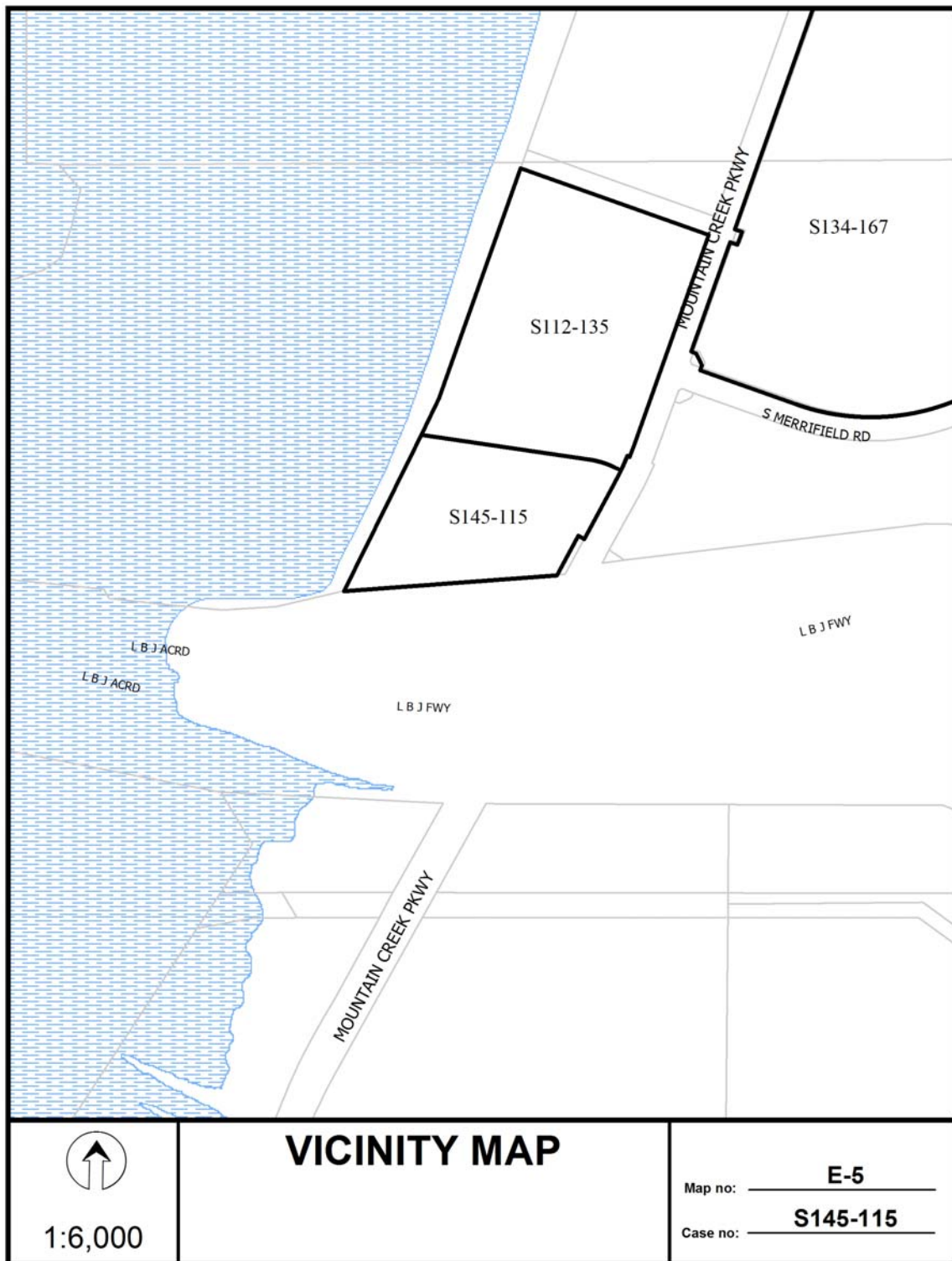
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 521 District; therefore, staff recommends approval subject to compliance with the following: conditions

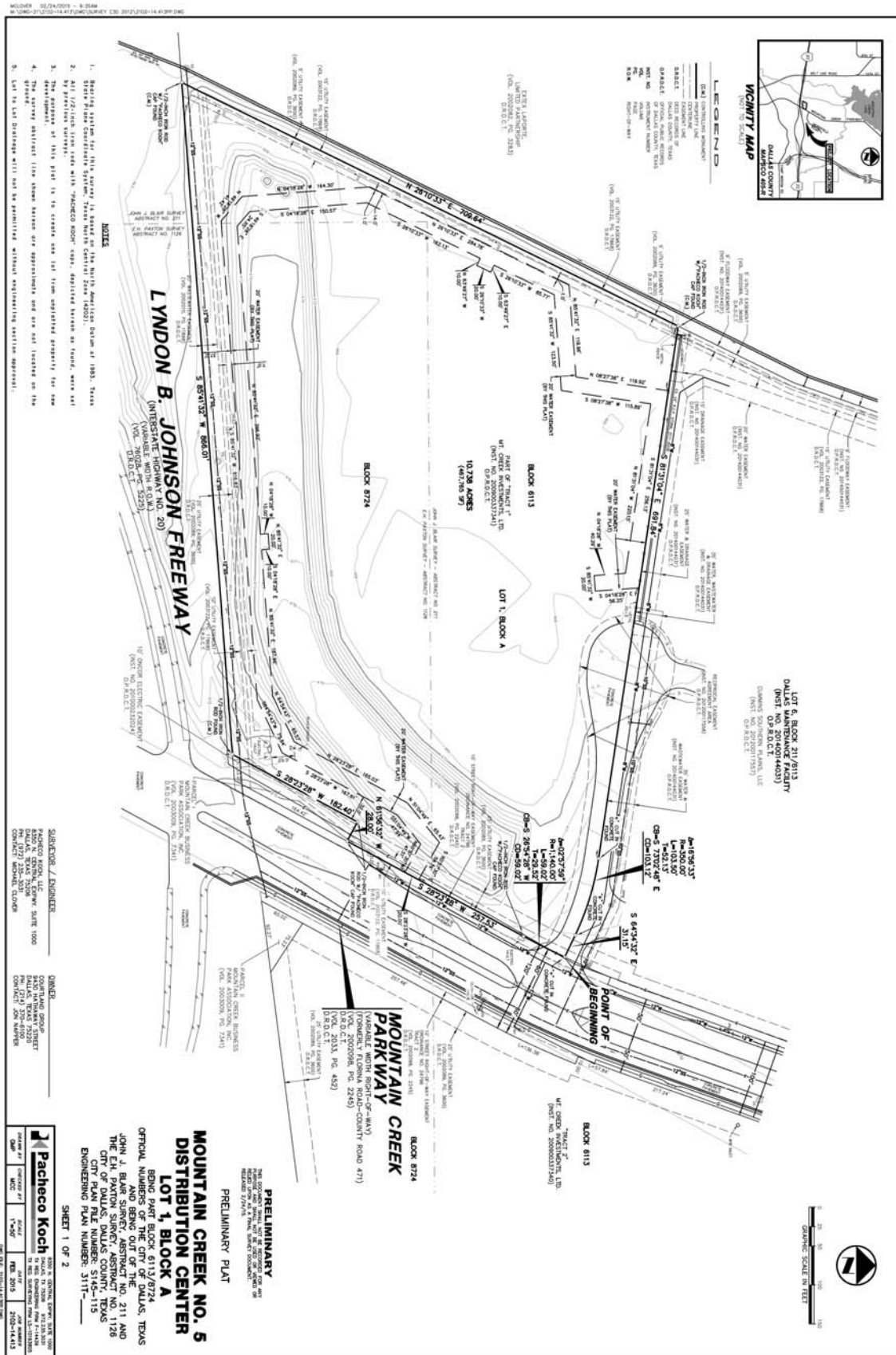
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G)).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.

8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is 1. Section 51(A)-4.411(f)(3).
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603; Section 51A-8.604.
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.102(c); Section 51A-(4),(5),(6), (7),(8),(9).
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. TXDOT approval may be required for any driveway modifications or new access.
14. On the final plat, add a note stating that the "Construction of structures must comply with the 70/75 LDN Contour noise requirements of the building code."
15. On the final plat determine the 100 year water surface elevation across the plat. Trinity Watershed Management.
16. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-611(d).
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-611(d), Trinity Watershed Management; Drainage Manual, Article V.
18. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-611(d), Trinity Watershed Management
19. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-611(d), Trinity Watershed Management.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat show the abandonment area of a portion of the right-of-way as follows: "Abandonment authorized by Ordinance NO. 24796 and recorded as Vol. 2002098, pg. 2245. Utility easements retained."

23. Mountain Creek Parkway is on the City of Dallas Thoroughfare Plan as a "S-6-D classification" which requires 107 feet of total right-of-way. Section 51A-9.101.
24. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Chapter 49-60(g)(1)(2); Chapter 49-62(b)(c)(f).
26. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1).
27. Water/wastewater main extension is required by Private Development Contract. Chapter 49-62(f)(1)
28. On the final plat identify the property as Lot 7, City Block 211/6113. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****FILE NUMBER:** S145-112**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Greenway Boulevard and Neola Drive, northeast corner**DATE FILED:** February 19, 2015**ZONING:** CD 10**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.533-Acres **MAPSCO:** 34H**OWNER:** Kyle & Katherine Oudt

REQUEST: An application to replat a 0.533-acre tract of land containing part of Lot 19 and all of Lots 20 and 21 in City Block 9/4945 into one lot on property located at the northeast corner of Greenway Boulevard and Neola Drive.

NOTICES: 22 notices were sent to property owners within 200 feet of the property on March 2, 2015.

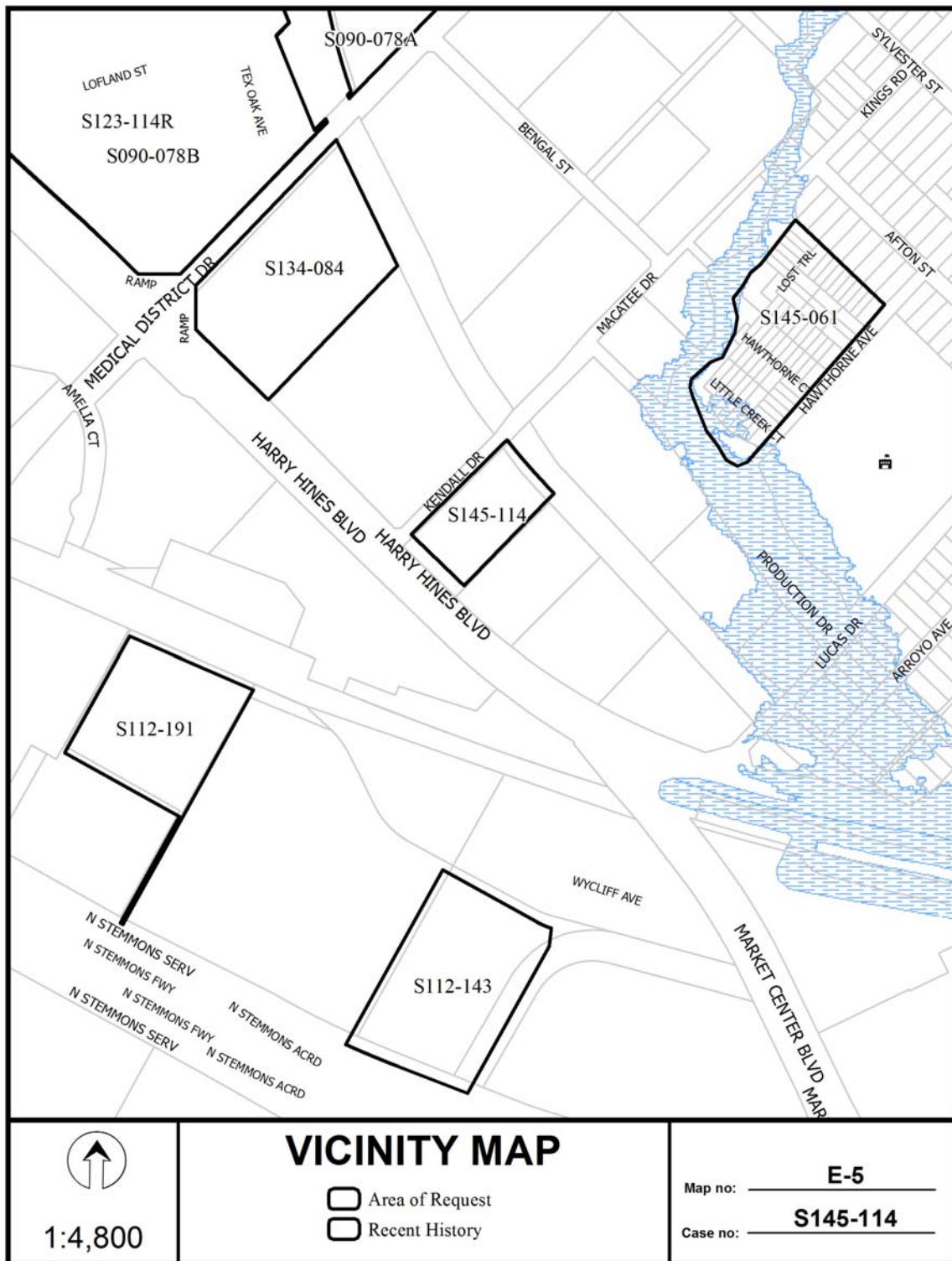
SUBDIVISION HISTORY:

1. S112-164 is an application to replat a 0.833 acre tract of land containing part of Lot 6 and all of Lots 7 and 8 in City Block 17/4953 into one 0.393-acre lot and one 0.440 acre lot located at 5310 Wateka Drive at Inwood. The plat was approved on August 2, 2012 and recorded on February 26, 2013.
2. S101-030 is an application to replat a 0.712 acre tract of land containing all of Lot 1 and a private park in City Block 16/4952 in the Greenway Parks Addition at 5366 Drane Drive and Greenway Boulevard. The request was approved on January 6, 2011 and recorded on August 13, 2013.

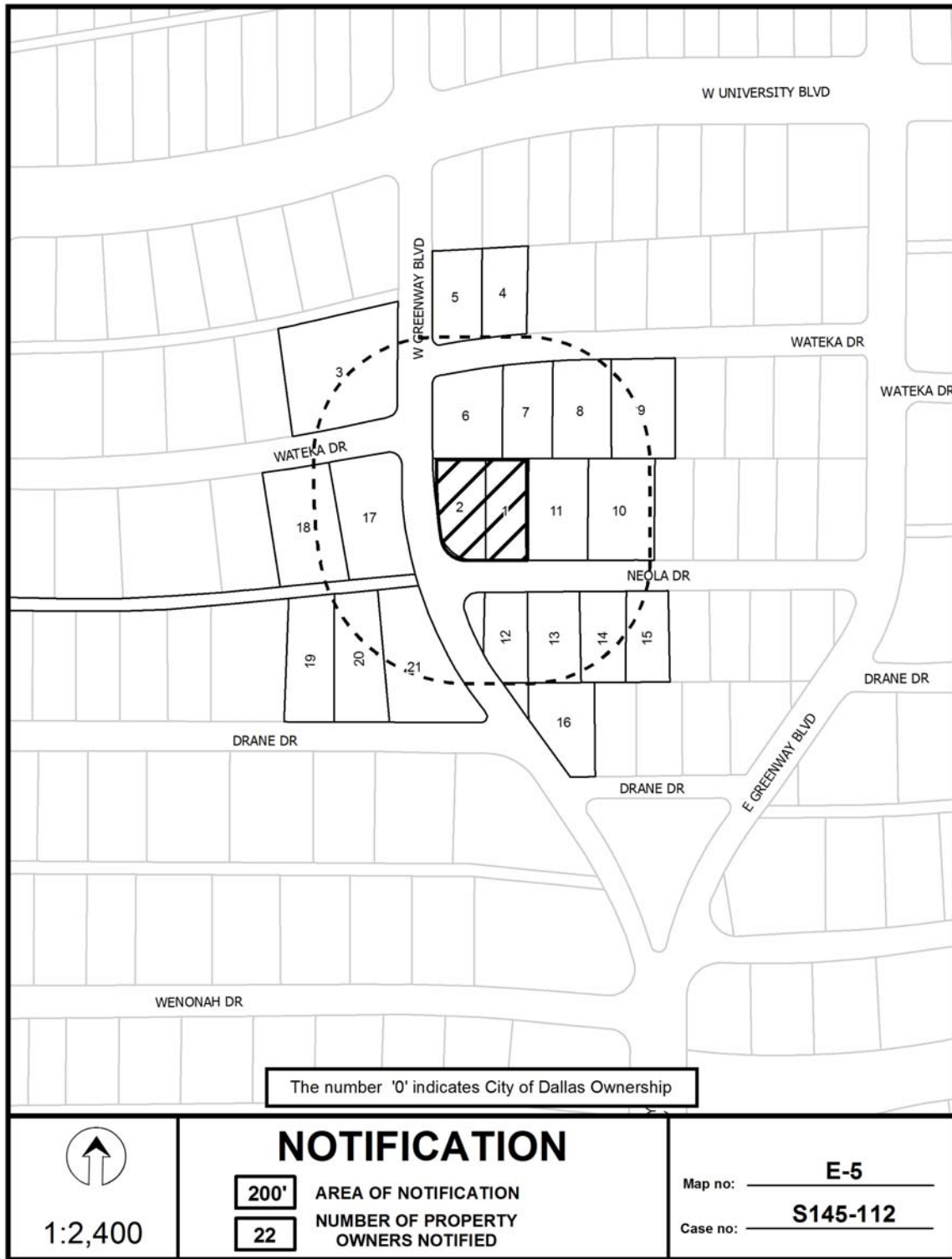
STAFF RECOMMENDATION: The request complies with the requirements of the CD 10 zoning district. In addition, two properties in the vicinity were recently replatted creating lots that are similar in size to the proposed lot. There are several other lots in the area that are also of a comparable size. As such, the request also complies with Section 51A-8.503 which in part indicates that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." 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. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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. (51A-8.403(6)(G).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. 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. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. Provide a detailed grading plan prepared by Professional Engineer. Section 51A-8.102(c), Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat dedicate a 5-foot utility easement across the northern boundary of the site, along the rear of the lot.
13. The fence encroachment in Green Boulevard as shown on the plat must be relocated from out of the right-of-way to the owner's property. Please provide relocation documentation to Real Estate. Real Estate release is required prior to recordation of the final plat.
14. On the final plat identify the property as Lot 19A, City Block 9/4945. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







03/09/2015

Notification List of Property Owners

S145-112

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5409 NEOLA DR	CREWS HAROLD H &
2	5403 NEOLA DR	BELL J MITCHELL J &
3	5343 WATEKA DR	OBRIEN NEIL J
4	5411 WATEKA DR	WISE DANIELLE MONTANA & BRENT CHARLES
5	5403 WATEKA DR	MOTE CLAY &
6	5404 WATEKA DR	BESHEARS MATTHEW W & JENNIFER R
7	5416 WATEKA DR	PODESZWA DAVID A
8	5420 WATEKA DR	ARCHER WILLIAM D &
9	5430 WATEKA DR	SECREST LESLIE H
10	5423 NEOLA DR	SMITH MICHAEL D &
11	5415 NEOLA DR	FAULCONER GERALD L & KAREN P
12	5400 NEOLA DR	NOWLIN EDWIN EARLE JR
13	5412 NEOLA DR	SHEA AMANDA L & CORNELIUS R
14	5416 NEOLA DR	GOODMAN WALTER F JR &
15	5424 NEOLA DR	SCHENDLE JAMES M &
16	5403 DRANE DR	CONWAY BRUCE C &
17	5350 WATEKA DR	OUTDT JOHN F & LESA B
18	5342 WATEKA DR	EMERSON ASHLEY T
19	5343 DRANE DR	LEAR FREDERICK W
20	5349 DRANE DR	LENOX WILLIAM WILSON &
21	5359 DRANE DR	MACFARLAN D DEAN & STRAUGHN
22	0 GREENWAY BLVD	GREENWAY PARKS

CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****FILE NUMBER:** S145-113**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 9839 Rockbrook Drive**DATE FILED:** February 19, 2015**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 2.316-Acres **MAPSCO:** 24Q**OWNER:** Selwyn Rayzor and Richard Moses

REQUEST: An application to replat a 2.316-acre tract of land containing all of Estate Lots 34 and 35 in City Block 5543 into one estate lot on property located at 9839 Rockbrook Drive.

NOTICES: 9 notices were sent to property owners within 200 feet of the property on March 2, 2015.

SUBDIVISION HISTORY:

1. S134-059 was an application to replat a portion of Lots 3, 5, and 6 in City Block B/5546 and all of lots 3A, and 3B in City Block B/5546 into one 1.009-acre lot, one 1.990-acre lot, and one 1.474 acre lot on property located at 4619, 4635, and 4645 Park Lane at Rockbrook Drive. The request was approved on January 23, 2014 but has not been recorded.

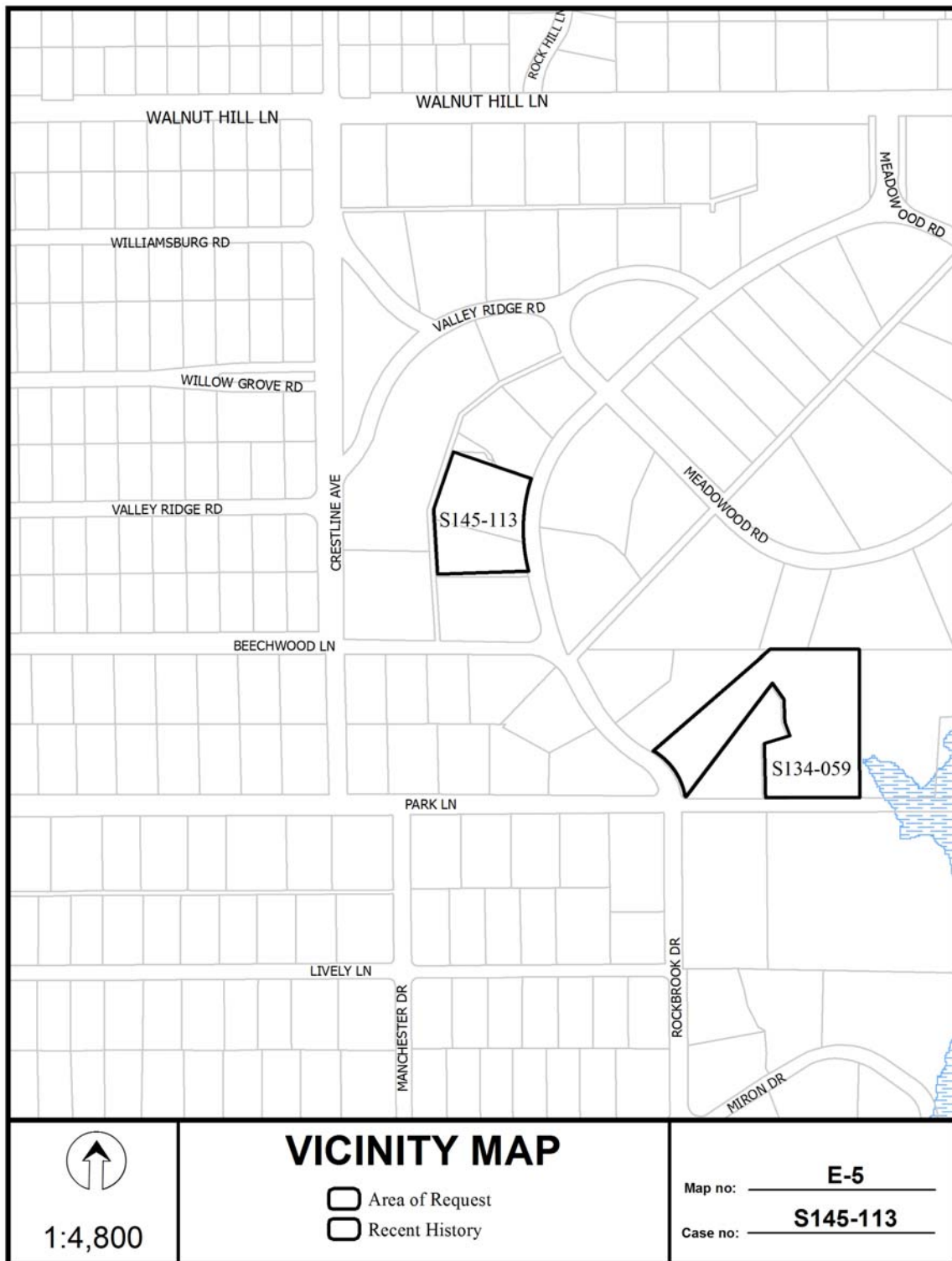
STAFF RECOMMENDATION: The request complies with the requirements of the R-1ac(A) zoning district. In addition, the properties within the surrounding area encompass a wide variety of residential lot sizes, ranging between 0.87 to 4.26 acres. Due to the varied lot pattern within the immediate vicinity, the request also complies with Section 51A-8.503 which in part indicates that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." 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. Section 51A-8.102(a)(b)(c)(d).
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d).
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d).
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,

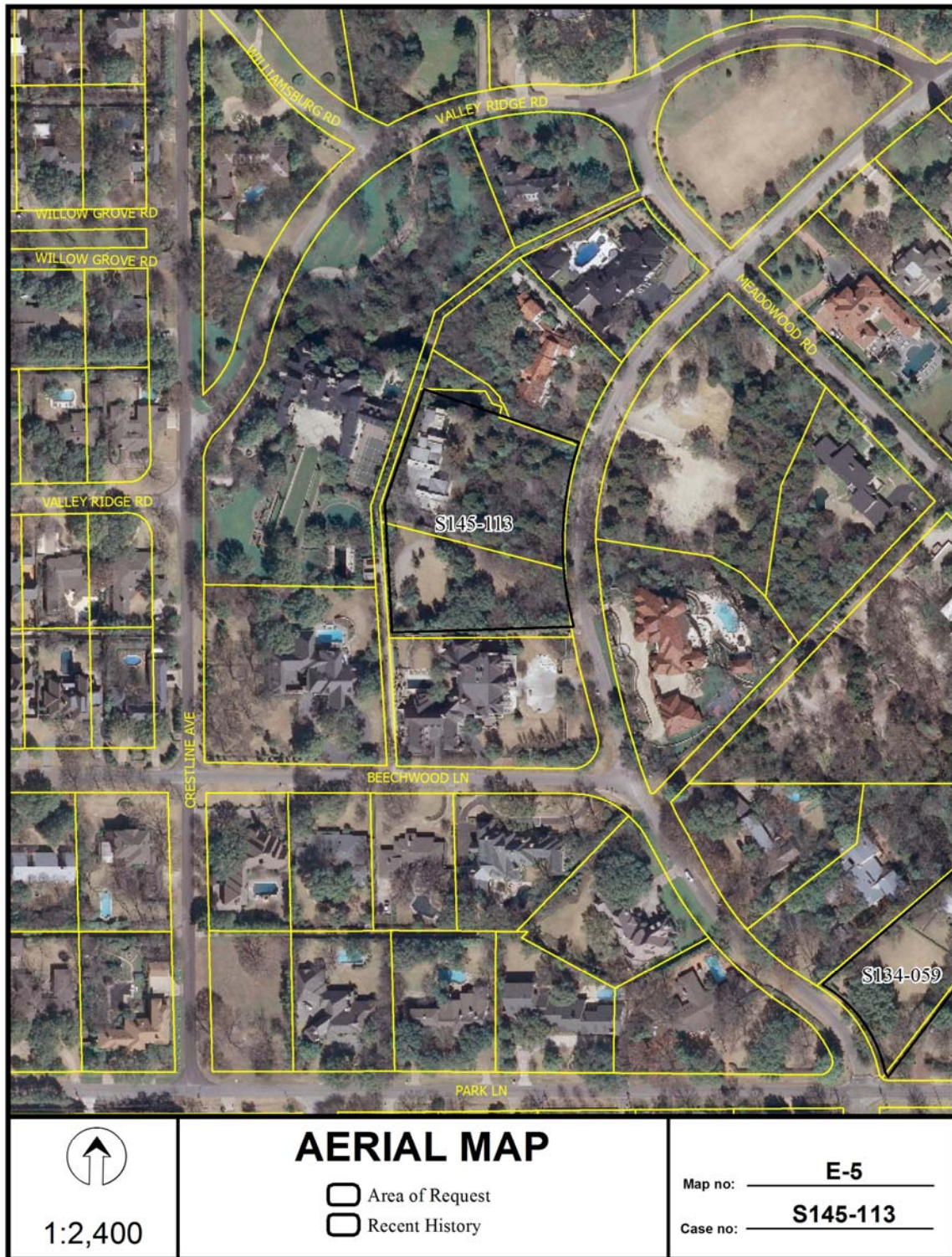
Engineering Division in Room 200, 320 E. Jefferson Boulevard. (51A-8.403(6)(G)).

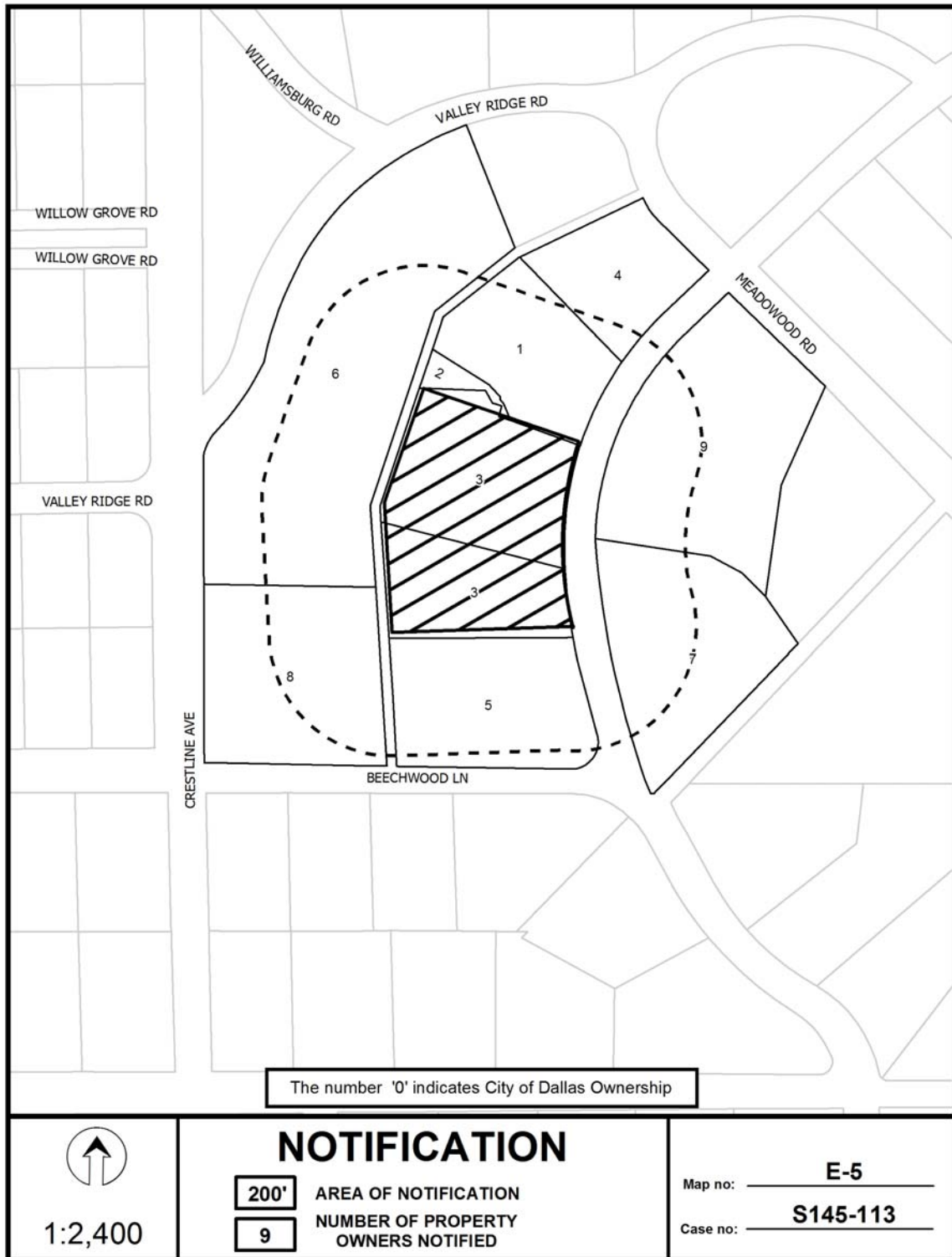
5. Any structure new or existing may not extend across new property lines. Section 51A-8.501(b).
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b).
7. 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." Section 51A-8.617.
8. 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. Section 51A-8.617.
9. The maximum number of lots permitted by this plat is determined by the lot area requirements of the Dallas Development Code. Section 51(A)-4.411(f)(3).
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.603; Section 51A-8.604.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
12. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley. Section 51A-8.602(c).
13. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1).
15. 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. Chapter 49-60(d); Water & Wastewater Design Manual, Table 1.8.3 pg. 1-10.
16. If existing structures are to remain on the property to be platted the plat cannot create a nonconforming structure or encroach on to lot lines or setbacks. Section 51A-8.503(e)(1)(2).

17. On the final plat, include the following statement in the Surveyor's Notes: "All structures shown are to remain."
18. The fence encroachment in Rockbrook Drive as shown on the plat must be relocated from out of the right-of-way to the owner's property. Please provide relocation documentation to Real Estate. Real Estate release is required prior to recordation of the final plat.
19. On the final plat identify the property as Lot 34A, City Block 5543. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



3/6/2015





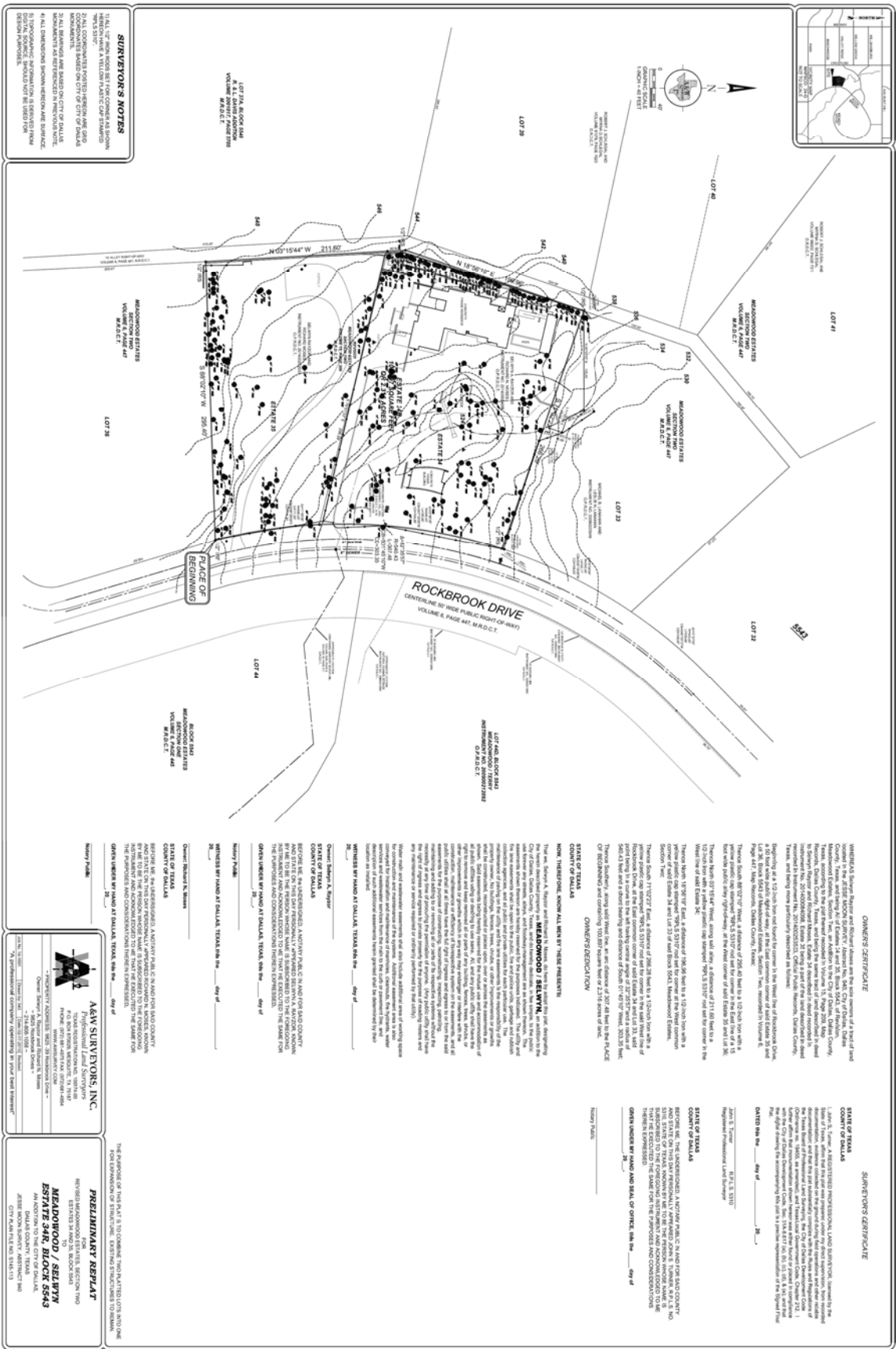
03/09/2015

Notification List of Property Owners

S145-113

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9851 ROCKBROOK DR	LANAHAN MICHAEL B & LESLIE H
2	9845 ROCKBROOK DR	SCHLEGEL ROBERT J & MYRNA
3	9839 ROCKBROOK DR	PRICE H CHARLES &
4	9863 ROCKBROOK DR	GOSS RANDAL G
5	9815 ROCKBROOK DR	GIBBY DIANE L TR & RODNEY J ROHRICH TR
6	4404 VALLEY RIDGE RD	SCHLEGEL ROBERT J &
7	9800 ROCKBROOK DR	CHOATE MARK PUTMAN & JOSEPHINE
8	4411 BEECHWOOD LN	AHSAN MANSOOR M & ROHEEN
9	9844 ROCKBROOK DR	TERRY MICHAEL F & MARY D



FILE NUMBER: M145-017

DATE FILED: January 23, 2015

LOCATION: Southwest of the intersection of LBJ Freeway and Midway Road

COUNCIL DISTRICT: 13

MAPSCO: 14-T

SIZE OF REQUEST: Approx. 33.41 Acres

CENSUS TRACT: 96.08

APPLICANT/OWNER: Wal-Mart Real Estate Business Trust

REPRESENTATIVES: Lauren Nuffer, Myron Dornic

REQUEST: Minor Amendment for the Phase I Nonresidential Development Plan

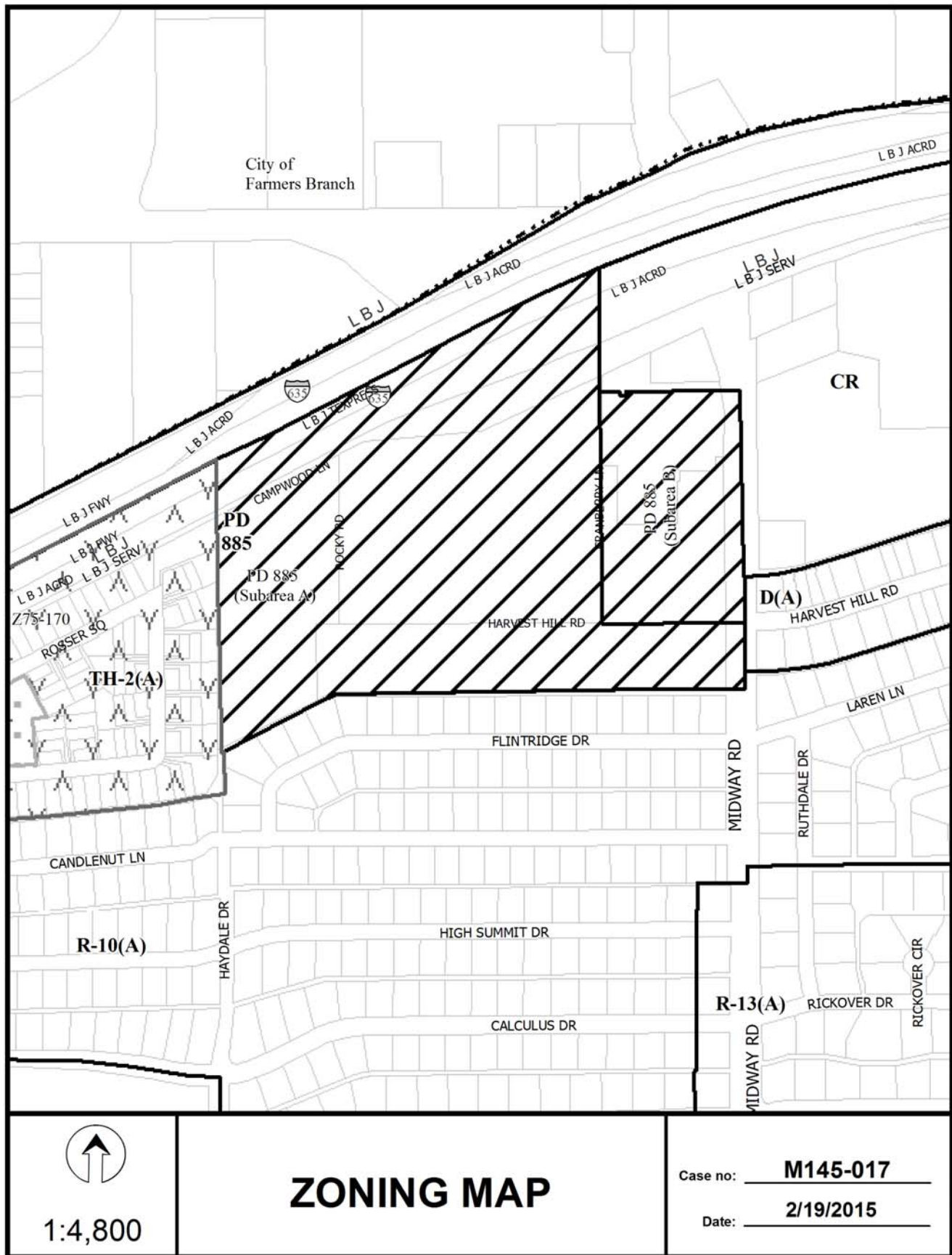
On May 22, 2013, the City Council passed Ordinance No. 29009 which established Planned Development District No. 885 on property at the above location.

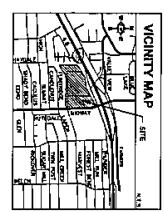
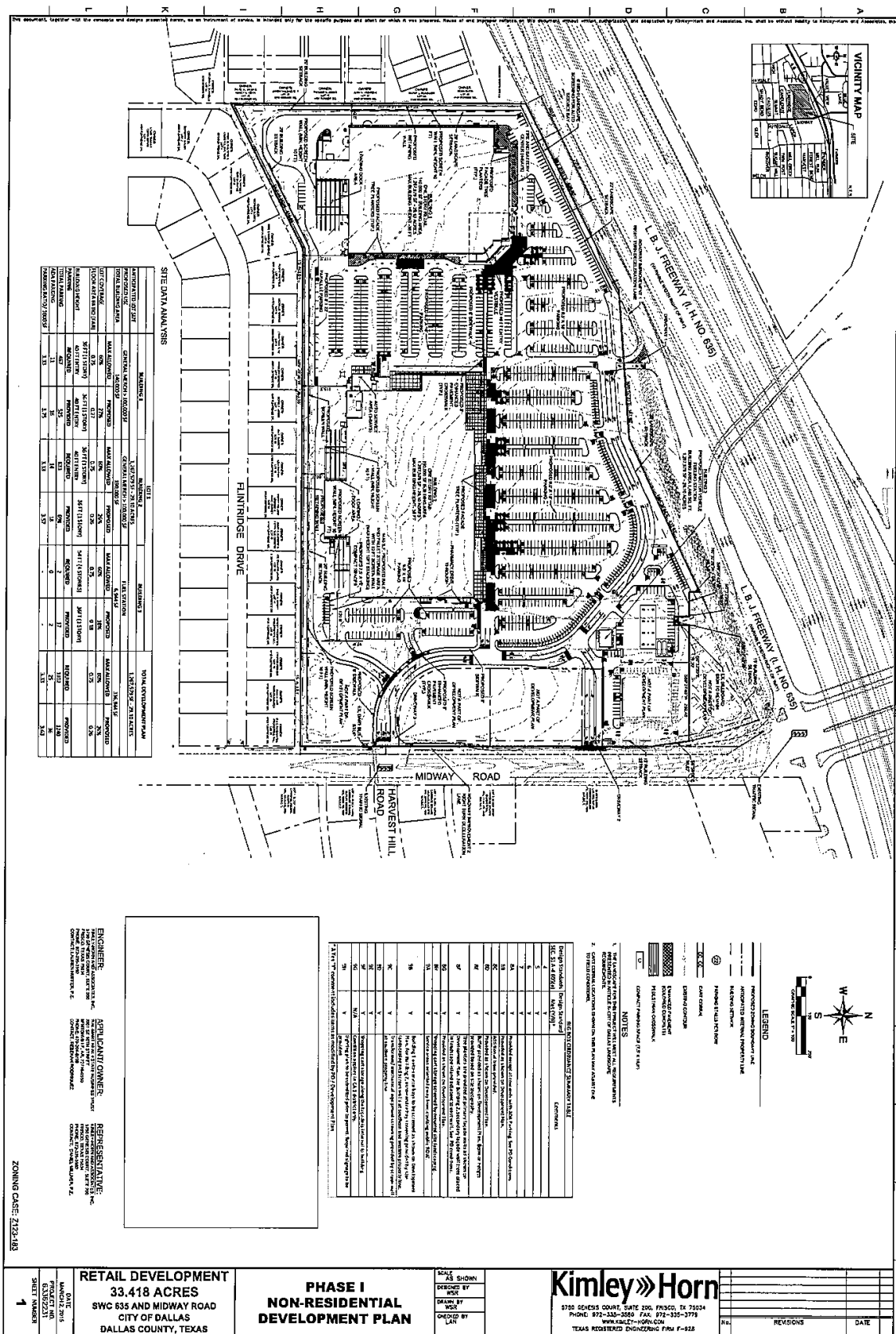
The zoning was granted as a conceptual planned development district for a portion of the property, but does have a City Council approved development plan for this phase.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the following: 1) revised bale and pallet storage area along the southern property line; 2) revised off-street parking section and curb alignment within the southwest quadrant; 3) revised improvements for a motor vehicle fueling station within the northeast quadrant; and 4) reduction of excess parking spaces (178 to 138).

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

STAFF RECOMMENDATION: Approval





SITE DATA ANALYSIS

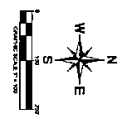
EXISTING	PROPOSED	NET
1. TOTAL LOT AREA: 33.418 ACRES	1. TOTAL LOT AREA: 33.418 ACRES	1. TOTAL LOT AREA: 33.418 ACRES
2. TOTAL BUILDING AREA: 1,000,000 SQ. FT.	2. TOTAL BUILDING AREA: 1,000,000 SQ. FT.	2. TOTAL BUILDING AREA: 1,000,000 SQ. FT.
3. TOTAL PARKING SPACES: 1,000	3. TOTAL PARKING SPACES: 1,000	3. TOTAL PARKING SPACES: 1,000
4. TOTAL LOT COVERAGE: 25%	4. TOTAL LOT COVERAGE: 25%	4. TOTAL LOT COVERAGE: 25%
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ENGINEER:
KIMLEY-HORN
1500 WEST 15TH STREET, SUITE 200
DALLAS, TEXAS 75202
PHONE: 972-355-3779
FAX: 972-355-3778
WWW.KIMLEY-HORN.COM

APPLICANT/OWNER:
S.W.C. 635 AND MIDWAY ROAD
CITY OF DALLAS
DALLAS COUNTY, TEXAS

REPRESENTATIVE:
KIMLEY-HORN
1500 WEST 15TH STREET, SUITE 200
DALLAS, TEXAS 75202
PHONE: 972-355-3779
FAX: 972-355-3778
WWW.KIMLEY-HORN.COM

Empire State Development (Empire State Development)		Comments	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	SEE EXHIBIT A FOR THE PROJECT SITE PLAN.	1	SEE EXHIBIT A FOR THE PROJECT SITE PLAN.
2	SEE EXHIBIT B FOR THE PROJECT SITE PLAN.	2	SEE EXHIBIT B FOR THE PROJECT SITE PLAN.
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124	SEE EXHIBIT DT FOR THE PROJECT SITE PLAN.	124	SEE EXHIBIT DT FOR THE PROJECT SITE PLAN.
125	SEE EXHIBIT DU FOR THE PROJECT SITE PLAN.	125	SEE EXHIBIT DU FOR THE PROJECT SITE PLAN.
126	SEE EXHIBIT DV FOR THE PROJECT SITE PLAN.	126	SEE EXHIBIT DV FOR THE PROJECT SITE PLAN.
127	SEE EXHIBIT DW FOR THE PROJECT SITE PLAN.	127	SEE EXHIBIT DW FOR THE PROJECT SITE PLAN.
128	SEE EXHIBIT DX FOR THE PROJECT SITE PLAN.	128	SEE EXHIBIT DX FOR THE PROJECT SITE PLAN.
129	SEE EXHIBIT DY FOR THE PROJECT SITE PLAN.	129	SEE EXHIBIT DY FOR THE PROJECT SITE PLAN.
130	SEE EXHIBIT DZ FOR THE PROJECT SITE PLAN.	130	SEE EXHIBIT DZ FOR THE PROJECT SITE PLAN.
131	SEE EXHIBIT EA FOR THE PROJECT SITE PLAN.	131	SEE EXHIBIT EA FOR THE PROJECT SITE PLAN.
132	SEE EXHIBIT EB FOR THE PROJECT SITE PLAN.	132	SEE EXHIBIT EB FOR THE PROJECT SITE PLAN.
133	SEE EXHIBIT EC FOR THE PROJECT SITE PLAN.	133	SEE EXHIBIT EC FOR THE PROJECT SITE PLAN.
134	SEE EXHIBIT ED FOR THE PROJECT SITE PLAN.	134	SEE EXHIBIT ED FOR THE PROJECT SITE PLAN.
135	SEE EXHIBIT EE FOR THE PROJECT SITE PLAN.	135	SEE EXHIBIT EE FOR THE PROJECT SITE PLAN.
136	SEE EXHIBIT EF FOR THE PROJECT SITE PLAN.	136	SEE EXHIBIT EF FOR THE PROJECT SITE PLAN.
137	SEE EXHIBIT EG FOR THE PROJECT SITE PLAN.	137	SEE EXHIBIT EG FOR THE PROJECT SITE PLAN.
138	SEE EXHIBIT EH FOR THE PROJECT SITE PLAN.	138	SEE EXHIBIT EH FOR THE PROJECT SITE PLAN.
139	SEE EXHIBIT EI FOR THE PROJECT SITE PLAN.	139	SEE EXHIBIT EI FOR THE PROJECT SITE PLAN.
140	SEE EXHIBIT EJ FOR THE PROJECT SITE PLAN.	140	SEE EXHIBIT EJ FOR THE PROJECT SITE PLAN.
141	SEE EXHIBIT EK FOR THE PROJECT SITE PLAN.	141	SEE EXHIBIT EK FOR THE PROJECT SITE PLAN.
142	SEE EXHIBIT EL FOR THE PROJECT SITE PLAN.	142	SEE EXHIBIT EL FOR THE PROJECT SITE PLAN.
143	SEE EXHIBIT EM FOR THE PROJECT SITE PLAN.	143	SEE EXHIBIT EM FOR THE PROJECT SITE PLAN.
144	SEE EXHIBIT EN FOR THE PROJECT SITE PLAN.	144	SEE EXHIBIT EN FOR THE PROJECT SITE PLAN.
145	SEE EXHIBIT EO FOR THE PROJECT SITE PLAN.	145	SEE EXHIBIT EO FOR THE PROJECT SITE PLAN.
146	SEE EXHIBIT EP FOR THE PROJECT SITE PLAN.	146	SEE EXHIBIT EP FOR THE PROJECT SITE PLAN.
147	SEE EXHIBIT EQ FOR THE PROJECT SITE PLAN.	147	SEE EXHIBIT EQ FOR THE PROJECT SITE PLAN.
148	SEE EXHIBIT ER FOR THE PROJECT SITE PLAN.	148	SEE EXHIBIT ER FOR THE PROJECT SITE PLAN.
149	SEE EXHIBIT ES FOR THE PROJECT SITE PLAN.	149	SEE EXHIBIT ES FOR THE PROJECT SITE PLAN.
150	SEE EXHIBIT ET FOR THE PROJECT SITE PLAN.	150	SEE EXHIBIT ET FOR THE PROJECT SITE PLAN.
151	SEE EXHIBIT EU FOR THE PROJECT SITE PLAN.	151	SEE EXHIBIT EU FOR THE PROJECT SITE PLAN.
152	SEE EXHIBIT EV FOR THE PROJECT SITE PLAN.	152	SEE EXHIBIT EV FOR THE PROJECT SITE PLAN.
153	SEE EXHIBIT EW FOR THE PROJECT SITE PLAN.	153	SEE EXHIBIT EW FOR THE PROJECT SITE PLAN.
154	SEE EXHIBIT EX FOR THE PROJECT SITE PLAN.	154	SEE EXHIBIT EX FOR THE PROJECT SITE PLAN.
155	SEE EXHIBIT EY FOR THE PROJECT SITE PLAN.	155	SEE EXHIBIT EY FOR THE PROJECT SITE PLAN.
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157	SEE EXHIBIT FA FOR THE PROJECT SITE PLAN.	157	SEE EXHIBIT FA FOR THE PROJECT SITE PLAN.
158	SEE EXHIBIT FB FOR THE PROJECT SITE PLAN.	158	SEE EXHIBIT FB FOR THE PROJECT SITE PLAN.
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160	SEE EXHIBIT FD FOR THE PROJECT SITE PLAN.	160	SEE EXHIBIT FD FOR THE PROJECT SITE PLAN.
161	SEE EXHIBIT FE FOR THE PROJECT SITE PLAN.	161	SEE EXHIBIT FE FOR THE PROJECT SITE PLAN.
162	SEE EXHIBIT FF FOR THE PROJECT SITE PLAN.	162	SEE EXHIBIT FF FOR THE PROJECT SITE PLAN.
163	SEE EXHIBIT FG FOR THE PROJECT SITE PLAN.	163	SEE EXHIBIT FG FOR THE PROJECT SITE PLAN.
164	SEE EXHIBIT FH FOR THE PROJECT SITE PLAN.	164	SEE EXHIBIT FH FOR THE PROJECT SITE PLAN.
165	SEE EXHIBIT FI FOR THE PROJECT SITE PLAN.	165	SEE EXHIBIT FI FOR THE PROJECT SITE PLAN.
166	SEE EXHIBIT FJ FOR THE PROJECT SITE PLAN.	166	SEE EXHIBIT FJ FOR THE PROJECT SITE PLAN.
167	SEE EXHIBIT FK FOR THE PROJECT SITE PLAN.	167	SEE EXHIBIT FK FOR THE PROJECT SITE PLAN.
168	SEE EXHIBIT FL FOR THE PROJECT SITE PLAN.	168	SEE EXHIBIT FL FOR THE PROJECT SITE PLAN.
169	SEE EXHIBIT FM FOR THE PROJECT SITE PLAN.	169	SEE EXHIBIT FM FOR THE PROJECT SITE PLAN.
170	SEE EXHIBIT FN FOR THE PROJECT SITE PLAN.	170	SEE EXHIBIT FN FOR THE PROJECT SITE PLAN.
171	SEE EXHIBIT FO FOR THE PROJECT SITE PLAN.	171	SEE EXHIBIT FO FOR THE PROJECT SITE PLAN.
172	SEE EXHIBIT FP FOR THE PROJECT SITE PLAN.	172	SEE EXHIBIT FP FOR THE PROJECT SITE PLAN.
173	SEE EXHIBIT FQ FOR THE PROJECT SITE PLAN.	173	SEE EXHIBIT FQ FOR THE PROJECT SITE PLAN.
174	SEE EXHIBIT FR FOR THE PROJECT SITE PLAN.	174	SEE EXHIBIT FR FOR THE PROJECT SITE PLAN.
175	SEE EXHIBIT FS FOR THE PROJECT SITE PLAN.	175	SEE EXHIBIT FS FOR THE PROJECT SITE PLAN.
176	SEE EXHIBIT FT FOR THE PROJECT SITE PLAN.	176	SEE EXHIBIT FT FOR THE PROJECT SITE PLAN.
177	SEE EXHIBIT FU FOR THE PROJECT SITE PLAN.	177	SEE EXHIBIT FU FOR THE PROJECT SITE PLAN.
178	SEE EXHIBIT FV FOR THE PROJECT SITE PLAN.	178	SEE EXHIBIT FV FOR THE PROJECT SITE PLAN.
179	SEE EXHIBIT FW FOR THE PROJECT SITE PLAN.	179	SEE EXHIBIT FW FOR THE PROJECT SITE PLAN.
180	SEE EXHIBIT FX FOR THE PROJECT SITE PLAN.	180	SEE EXHIBIT FX FOR THE PROJECT SITE PLAN.
181	SEE EXHIBIT FY FOR THE PROJECT SITE PLAN.	181	SEE EXHIBIT FY FOR THE PROJECT SITE PLAN.
182	SEE EXHIBIT FZ FOR THE PROJECT SITE PLAN.	182	SEE EXHIBIT FZ FOR THE PROJECT SITE PLAN.
183	SEE EXHIBIT GA FOR THE PROJECT SITE PLAN.	183	SEE EXHIBIT GA FOR THE PROJECT SITE PLAN.
184	SEE EXHIBIT GB FOR THE PROJECT SITE PLAN.	184	SEE EXHIBIT GB FOR THE PROJECT SITE PLAN.
185	SEE EXHIBIT GC FOR THE PROJECT SITE PLAN.	185	SEE EXHIBIT GC FOR THE PROJECT SITE PLAN.
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191	SEE EXHIBIT GI FOR THE PROJECT SITE PLAN.	191	SEE EXHIBIT GI FOR THE PROJECT SITE PLAN.
192	SEE EXHIBIT GJ FOR THE PROJECT SITE PLAN.	192	SEE EXHIBIT GJ FOR THE PROJECT SITE PLAN.
193	SEE EXHIBIT GK FOR THE PROJECT SITE PLAN.	193	SEE EXHIBIT GK FOR THE PROJECT SITE PLAN.
194	SEE EXHIBIT GL FOR THE PROJECT SITE PLAN.	194	SEE EXHIBIT GL FOR THE PROJECT SITE PLAN.
195	SEE EXHIBIT GM FOR THE PROJECT SITE PLAN.	195	SEE EXHIBIT GM FOR THE PROJECT SITE PLAN.
196	SEE EXHIBIT GN FOR THE PROJECT SITE PLAN.	196	SEE EXHIBIT GN FOR THE PROJECT SITE PLAN.
197	SEE EXHIBIT GO FOR THE PROJECT SITE PLAN.	197	SEE EXHIBIT GO FOR THE PROJECT SITE PLAN.
198	SEE EXHIBIT GP FOR THE PROJECT SITE PLAN.	198	SEE EXHIBIT GP FOR THE PROJECT SITE PLAN.
199	SEE EXHIBIT GQ FOR THE PROJECT SITE PLAN.	199	SEE EXHIBIT GQ FOR THE PROJECT SITE PLAN.
200	SEE EXHIBIT GR FOR THE PROJECT SITE PLAN.	200	SEE EXHIBIT GR FOR THE PROJECT SITE PLAN.
201	SEE EXHIBIT GS FOR THE PROJECT SITE PLAN.	201	SEE EXHIBIT GS FOR THE PROJECT SITE PLAN.
202	SEE EXHIBIT GT FOR THE PROJECT SITE PLAN.	202	SEE EXHIBIT GT FOR THE PROJECT SITE PLAN.
203	SEE EXHIBIT GU FOR THE PROJECT SITE PLAN.	203	SEE EXHIBIT GU FOR THE PROJECT SITE PLAN.
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205	SEE EXHIBIT GW FOR THE PROJECT SITE PLAN.	205	SEE EXHIBIT GW FOR THE PROJECT SITE PLAN.
206	SEE EXHIBIT GX FOR THE PROJECT SITE PLAN.	206	SEE EXHIBIT GX FOR THE PROJECT SITE PLAN.
207	SEE EXHIBIT GY FOR THE PROJECT SITE PLAN.	207	SEE EXHIBIT GY FOR THE PROJECT SITE PLAN.
208	SEE EXHIBIT GZ FOR THE PROJECT SITE PLAN.	208	SEE EXHIBIT GZ FOR THE PROJECT SITE PLAN.
209	SEE EXHIBIT HA FOR THE PROJECT SITE PLAN.	209	SEE EXHIBIT HA FOR THE PROJECT SITE PLAN.
210	SEE EXHIBIT HB FOR THE PROJECT SITE PLAN.	210	SEE EXHIBIT HB FOR THE PROJECT SITE PLAN.
211	SEE EXHIBIT HC FOR THE PROJECT SITE PLAN.	211	SEE EXHIBIT HC FOR THE PROJECT SITE PLAN.
212	SEE EXHIBIT HD FOR THE PROJECT SITE PLAN.	212	



ZONING CASE: 213A-188

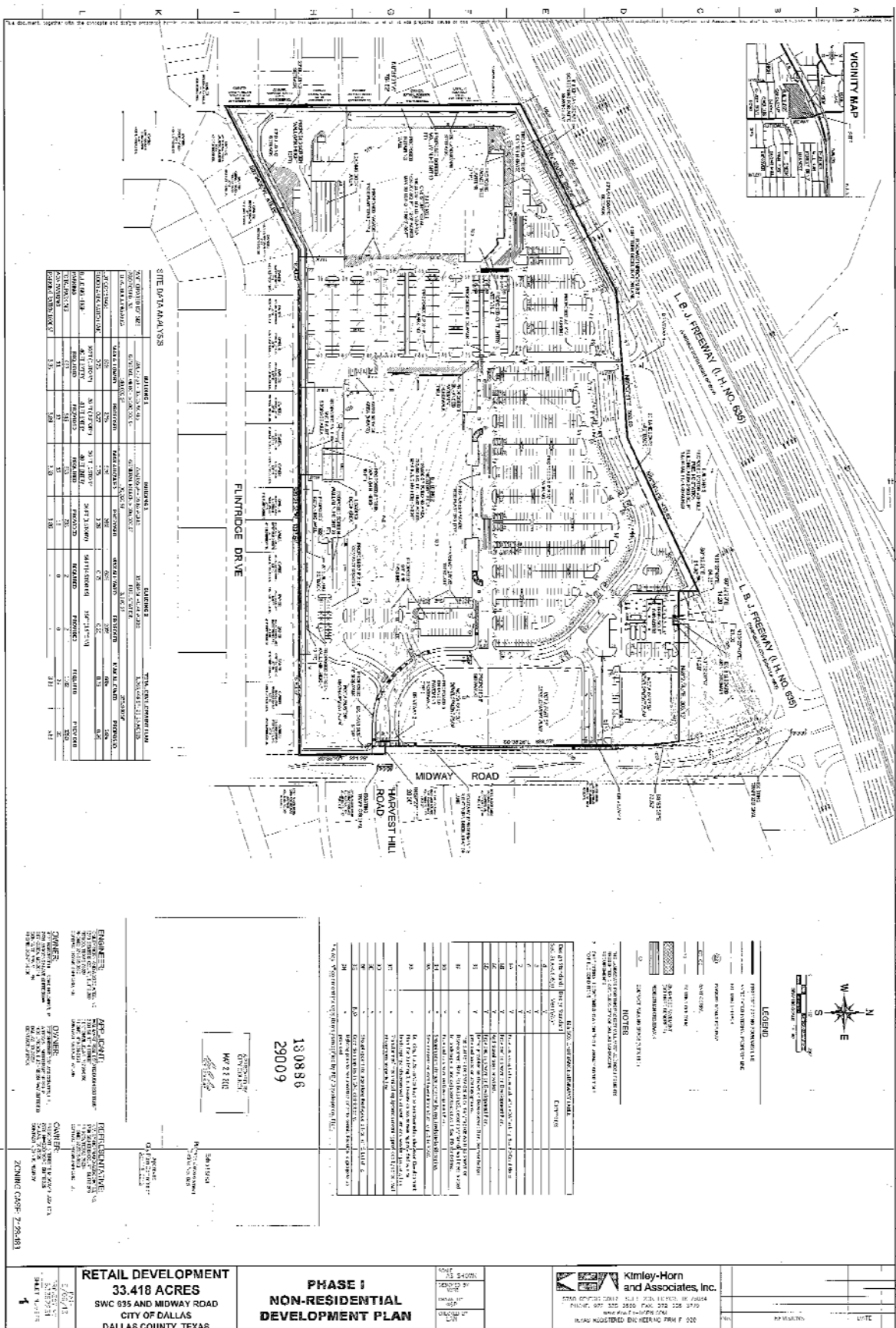
RETAIL DEVELOPMENT
33.418 ACRES
SWC 635 AND MIDWAY ROAD
CITY OF DALLAS
DALLAS COUNTY, TEXAS

**PHASE I
NON-RESIDENTIAL
DEVELOPMENT PLAN**

SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

Kimley-Horn
5705 GENDERS COURT, SUITE 200, FORT WORTH, TEXAS 76134
PHONE: 817-335-3080 FAX: 817-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM #122

NO.	REVISIONS	DATE



02/19/2015

Notification List of Property Owners

M145-017

326 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3902 HARVEST HILL RD	WALMART REAL ESTATE BUSINESS
2	4017 HARVEST HILL RD	WALMART REAL ESTATE BUSINESS TRUST
3	12801 MIDWAY RD	PRESCOTT INTERESTS MIDWAY
4	12789 MIDWAY RD	PRESCOTT INTERESTS MIDWAY
5	4239 ROSSER SQUARE	VOGT VIRGINIA
6	4237 ROSSER SQUARE	WALKER JEAN
7	4235 ROSSER SQUARE	ISLES PATRICIA A & LEONARD I
8	4233 ROSSER SQUARE	SORRELLS MELISSA A
9	4223 ROSSER SQUARE	CORTEZ REBECCA &
10	4221 ROSSER SQUARE	HAYS MICHAEL B
11	4219 ROSSER SQUARE	MCLAIN FRANKLIN D
12	4217 ROSSER SQUARE	MECK DAVID W & NANCY A
13	4215 ROSSER SQUARE	VALENZUELA JAVIER
14	4213 ROSSER SQUARE	CED LANI TRUSTEE
15	4211 ROSSER SQUARE	WOLFE MICHAEL S
16	4209 ROSSER SQUARE	DUKE DALE L
17	4173 ROSSER SQUARE	DUNDON ANDREW S & KAREN G
18	4171 ROSSER SQUARE	STEGALL ROY A & EDNA JOSEPHINE
19	4169 ROSSER SQUARE	DEMOPLIS THOMAS P
20	4167 ROSSER SQUARE	WEAVER MICHAEL JOHN &
21	4165 ROSSER SQUARE	HEINRICH JUDY K
22	4163 ROSSER SQUARE	TREVINO CONRAD &
23	4161 ROSSER SQUARE	SELAH COURTNEY L
24	4159 ROSSER SQUARE	PEREZ SEVERINO &
25	4149 ROSSER SQUARE	SCHWAB ANGELIKA P
26	4147 ROSSER CIR	PJETROVIC AMY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4145 ROSSER SQUARE	KIMURA MASAKO
28	4143 ROSSER SQUARE	ROBINSON KATHY L
29	4141 ROSSER SQUARE	BUCH ROSA
30	4139 ROSSER SQUARE	DELACANAL ENEIDA
31	4137 ROSSER SQUARE	MAZZA JOSEPH M
32	4135 ROSSER SQUARE	MILLER KAREN
33	9004 ROSSER CIR	ROSSER PK HOMEOWNER ASSOC
34	3965 CANDLENUT LN	ALCALA JOHN &
35	3973 CANDLENUT LN	ROBLES JESUS E & REBECCA
36	4005 FLINTRIDGE DR	GIANNI LOUIS &
37	4009 FLINTRIDGE DR	DONOGHUE KIM MICHELLE &
38	4015 FLINTRIDGE DR	DAVIDSON KATIE W
39	4019 FLINTRIDGE DR	RAFIDI KARIMA N &
40	4023 FLINTRIDGE DR	SOWELL RICHARD
41	4027 FLINTRIDGE DR	JIMENEZ JOSE & MARCIA
42	4031 FLINTRIDGE DR	PRENTICE RUSTY
43	4035 FLINTRIDGE DR	TIPPENS MICHELLE
44	4039 FLINTRIDGE DR	VU LYNN THUY T
45	4043 FLINTRIDGE DR	SANCHEZ ANGELINA
46	4047 FLINTRIDGE DR	LIPKIN DORIS P
47	4105 FLINTRIDGE DR	EVERETT JIM F LIFE ESTATE
48	4109 FLINTRIDGE DR	PATTON LISA
49	4113 FLINTRIDGE DR	LINDSEY HENRY WILLIAM &
50	4119 FLINTRIDGE DR	CHRISTIE KATHY SUE
51	4123 FLINTRIDGE DR	JONES JOE EDWARD
52	4127 FLINTRIDGE DR	EMERY DALE W
53	4131 FLINTRIDGE DR	REVEST PROPERTIES INVESTMENTS LLC
54	4135 FLINTRIDGE DR	PERKINS CYNTHIA
55	4139 FLINTRIDGE DR	GARZA JUAN A &
56	4143 FLINTRIDGE DR	C & C RESIDENTIAL PROPERTIES INC
57	4016 FLINTRIDGE DR	EASTERWOOD KENNETH V JR &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4022 FLINTRIDGE DR	ATKINS WILLIAM L
59	4028 FLINTRIDGE DR	TREANOR PAUL &
60	4032 FLINTRIDGE DR	DIMIERO ALAN C
61	4036 FLINTRIDGE DR	MURPHY TERENCE M &
62	4040 FLINTRIDGE DR	GIESLER FRANKIE P
63	4044 FLINTRIDGE DR	KIEU ERICA N
64	4048 FLINTRIDGE DR	GODINEZ ERIKA &
65	4106 FLINTRIDGE DR	DAILEY DAN & TERRY K
66	4110 FLINTRIDGE DR	DAILEY DAN P & TERRY K
67	4116 FLINTRIDGE DR	LEE GARY O JR & KATHLEEN A
68	4120 FLINTRIDGE DR	TUTHILL GLENN R & BARBARA G
69	4124 FLINTRIDGE DR	ANDREWS JASON LEE & JENNIFER LEE
70	4128 FLINTRIDGE DR	LONG JUDY GALE
71	4132 FLINTRIDGE DR	WHITE HOLLIS W
72	4136 FLINTRIDGE DR	KINGSLEY LOIS
73	4140 FLINTRIDGE DR	TROUT TIMOTHY A &
74	4144 FLINTRIDGE DR	MARTIN EDWARD A
75	4209 LAREN LN	RIZOREY JOSE &
76	4217 LAREN LN	ONG DJIN SING & WANNIE
77	4204 HARVEST HILL RD	FITZPATRICK RICHARD T
78	12531 RUTHDALE DR	MARTIN FREDERICK N & JOYCE F
79	4215 HARVEST HILL RD	KISSEL KARLA DIANE
80	4217 HARVEST HILL RD	REO EQUITY FUND LTD
81	4223 HARVEST HILL RD	ROWLAND JOHN D &
82	4050 VALLEY VIEW LN	QUEBEC HOUSE LP &
83	12909 MIDWAY RD	PRESCOTT INTERESTS MIDWAY
84	12920 MIDWAY RD	R2D2 INVESTMENTS LTD
85	12700 MIDWAY RD	WILLINGHAM W W III
86	4210 HARVEST HILL RD	ROEMER JENNIFER F
87	4212 HARVEST HILL RD	MINC OREN & SUZANNE WILNER
88	4205 HARVEST HILL RD	GUMP LINDA L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4207 HARVEST HILL RD	HARLESS BONNIE
90	4210 LBJ FWY	7 ELEVEN INC
91	4051 LBJ FWY	MIDWAY LBJ PARTNERS LTD
92	4099 LBJ FWY	NATIONSBANK TX NA TRUSTEE (45%) & BARBARA
93	4099 LBJ FWY	LEISER LAWRENCE SLADE
94	4099 LBJ FWY	LEISERGROSS TERRI
95	4099 LBJ FWY	LEISER MICHAEL LOUIS
96	12818 MIDWAY RD	LANGAN GLENN P
97	12818 MIDWAY RD	PHOENIX TREE LLC
98	12818 MIDWAY RD	SOPIANAC IVANA S
99	12818 MIDWAY RD	CRUZ MARIA ROSA
100	12818 MIDWAY RD	EBERLY CHRISTINA SZECSEY
101	12818 MIDWAY RD	KENTERPRISE CORP
102	12818 MIDWAY RD	COOLEY H B & TANA L
103	12818 MIDWAY RD	MASCOLO SUSAN
104	12818 MIDWAY RD	LAPPA JARED
105	12818 MIDWAY RD	ZEMICHAEL AMANUEL
106	12818 MIDWAY RD	EZEOHA FORTUNE & LINDA
107	12818 MIDWAY RD	SPENCER CAROL M
108	12818 MIDWAY RD	FREI GARY STEPHEN
109	12818 MIDWAY RD	OH YOUNG JA
110	12818 MIDWAY RD	GARGIULO TYLER &
111	12818 MIDWAY RD	MEDRANO PAULINE I &
112	12818 MIDWAY RD	ELLMER FAYE
113	12818 MIDWAY RD	RIFE RONALD & DORIS
114	12818 MIDWAY RD	DELURINTU ILIE
115	12818 MIDWAY RD	MARULL IVONNE M
116	12818 MIDWAY RD	GRAHAM LINDA R
117	12818 MIDWAY RD	RIFE GREGORY A
118	12818 MIDWAY RD	ROGERS DAVID T & BARBARA
119	12818 MIDWAY RD	SINGH BIKRAM J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	12818 MIDWAY RD	F J HUERTA FAMILY LP
121	12818 MIDWAY RD	VEERARAGHAVEN LIMITED PS
122	12818 MIDWAY RD	SALAS SERGIO
123	12818 MIDWAY RD	CHAMBERS CLARENCE CARL
124	12818 MIDWAY RD	MISDOM RICHARD A
125	12818 MIDWAY RD	VASQUEZ MARIA C &
126	12818 MIDWAY RD	THOMAS LALU & LENIN
127	12818 MIDWAY RD	MELENDEZ JOSE L
128	12818 MIDWAY RD	SORNOFF ADAM
129	12818 MIDWAY RD	VEERARAGHAVAN LIMITED PS
130	12818 MIDWAY RD	MENGUEME ALAIN MAASHE
131	12818 MIDWAY RD	PATRICK RUSS
132	12818 MIDWAY RD	WEAVER JOHN ROBERT
133	12818 MIDWAY RD	BRZEZINSKI ALICIA
134	12816 MIDWAY RD	HU YALAN
135	12816 MIDWAY RD	BERRIOS IRIS NAVARRETE
136	12816 MIDWAY RD	LAFFERTY WILLIAM T
137	12816 MIDWAY RD	KUHATAPARUKS SUPRANEE
138	12816 MIDWAY RD	SALAZAR TANIA RODRIGUEZ
139	12816 MIDWAY RD	KAWA ELIZABETH
140	12816 MIDWAY RD	GENESIS LIVING TRUST THE
141	12816 MIDWAY RD	KHAN AMANULLAH
142	12816 MIDWAY RD	ROSE TERESA A
143	12816 MIDWAY RD	MUELLER STEPHANIE MICHELLE
144	12816 MIDWAY RD	BISHOP JAMES W
145	12816 MIDWAY RD	PISUC DANIEL &
146	12816 MIDWAY RD	HORTON YONG C
147	12816 MIDWAY RD	RIOS MARIA C
148	12816 MIDWAY RD	ROMERO ALBA LILIA
149	12816 MIDWAY RD	DAVIS VIVIAN LARUE
150	12816 MIDWAY RD	DOMINQUEZ CHERYL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	12816 MIDWAY RD	BAUROTH FRANCIS R
152	12816 MIDWAY RD	CRUZ JULIO A
153	12816 MIDWAY RD	BREZEINSKI ARTUR &
154	12816 MIDWAY RD	FEDERAL NATIONAL MORTGAGE ASSOC
155	12816 MIDWAY RD	WLUSEK ELZBIETA
156	12816 MIDWAY RD	HOWARD DENISE ANN
157	12816 MIDWAY RD	RIVA ATOLINA F
158	12816 MIDWAY RD	CASTILLO IRMA T
159	12816 MIDWAY RD	BERHANE TEKLE H
160	12810 MIDWAY RD	WORKMAN SANDRA DEE
161	12810 MIDWAY RD	DELURINTU ILIE
162	12810 MIDWAY RD	HIGGINS HYONG SUN
163	12810 MIDWAY RD	GANDHLE TICHAONA
164	12810 MIDWAY RD	SIMMONS DEBORAH A
165	12810 MIDWAY RD	JACKSON TRAVIS
166	12816 MIDWAY RD	LAFFERTY WILLIAM T
167	12816 MIDWAY RD	BOOTH BARRY M
168	12816 MIDWAY RD	WILLIAMS JAMES D
169	12816 MIDWAY RD	NUNEZ GRANT CRISTINA M
170	12816 MIDWAY RD	TAILLAT JEANNIE
171	12816 MIDWAY RD	ROBERTS RAYMOND D JR
172	12816 MIDWAY RD	SASTOQUE JUAN & TEREZA
173	12816 MIDWAY RD	GAUTREAUX MARCELIAN II
174	12810 MIDWAY RD	BETANCOURT OBDULIA
175	12810 MIDWAY RD	SUTTERFIELD ODIS R TR &
176	12810 MIDWAY RD	CHEN SORENNNA
177	12810 MIDWAY RD	FORTUNATO GIOVANNI
178	12810 MIDWAY RD	CYGAN PIOTR T
179	12810 MIDWAY RD	PHAN THANH
180	12810 MIDWAY RD	GARNER ROBERT L
181	12810 MIDWAY RD	CRES HOLDINGS INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	12810 MIDWAY RD	NESBITT DONALD
183	12810 MIDWAY RD	STEF RADU A
184	12810 MIDWAY RD	BURTON WANDA R LIFE ESTATE
185	12810 MIDWAY RD	OPREA ANCA ALEXANDRA
186	12810 MIDWAY RD	SMITH ROSE M
187	12806 MIDWAY RD	ALVAREZ CARLOS MANUEL
188	12806 MIDWAY RD	NGUYEN LIEN
189	12810 MIDWAY RD	HERNANDEZ MANUEL
190	12810 MIDWAY RD	YANG HE &
191	12810 MIDWAY RD	YBARRA MARTHA & ROBERTO L
192	12810 MIDWAY RD	KARPENKO RUSSELL E
193	12810 MIDWAY RD	SADIQ MOHAMMED
194	12810 MIDWAY RD	THOMAS PARACKAL OOMMEN & GOMU D
195	12810 MIDWAY RD	ALEMAN TERESA DE J MEMBRENO
196	12810 MIDWAY RD	BERNARDEZ JORGE RICARDO EST OF
197	12810 MIDWAY RD	ADAMS ANNAMARIE &
198	12810 MIDWAY RD	RAMOS JOSE G &
199	12810 MIDWAY RD	NURHUSSEN BAHRIA A
200	12806 MIDWAY RD	MENDOZA JUAN J
201	12806 MIDWAY RD	LAS COLONITAS CONDOMINIUM ASSOCIATION
202	12806 MIDWAY RD	WILLIAMS JAMES DAVID
203	12806 MIDWAY RD	HATCHER RICHARD A
204	12806 MIDWAY RD	JOHNSON DAVID JR ETAL
205	12806 MIDWAY RD	LOPERA LUZ AMPARO
206	12806 MIDWAY RD	HOWARD DARIN W
207	12806 MIDWAY RD	AGUINAGA XOCHITL &
208	12806 MIDWAY RD	BLANCO ANA O &
209	12806 MIDWAY RD	CULP MIEKO W
210	12806 MIDWAY RD	MARTINEZ ISMAEL SANTIAGO&
211	12806 MIDWAY RD	SHAAF HESAM
212	12806 MIDWAY RD	CAWLEY RICHARD E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	12806 MIDWAY RD	LOPEZ LILIA A
214	12806 MIDWAY RD	NAGY CATHEY
215	12806 MIDWAY RD	JOSIPOVIC MARKO & RUZA
216	12806 MIDWAY RD	SANTA CRUZ THOMAS J &
217	12806 MIDWAY RD	CULP MARSHALL
218	12806 MIDWAY RD	SEVEN FLAGS INVESTMENTS LLC
219	12806 MIDWAY RD	KIM SUNG HO
220	12806 MIDWAY RD	EZEOHA EMINENCE J
221	12806 MIDWAY RD	DELURINTU ANETA
222	12802 MIDWAY RD	SCHARFF NANCY CLAIRE
223	12802 MIDWAY RD	VARGAS DAISY A
224	12802 MIDWAY RD	QUY PIKEAV L
225	12802 MIDWAY RD	GOLDSTON STEVEN D & LAURI L
226	12802 MIDWAY RD	FORTUNATO GIOVANNI
227	12802 MIDWAY RD	ORSHIR LLC
228	12802 MIDWAY RD	VUKSANOVIC ZORAN & ANDREA
229	12802 MIDWAY RD	MCNALLY RUSSELL JEFFREY &
230	12802 MIDWAY RD	STROMP JOHN E
231	12802 MIDWAY RD	SALAMANCA EDWIN
232	12802 MIDWAY RD	ZINK PAT
233	12802 MIDWAY RD	PULIDO ERIKA
234	12802 MIDWAY RD	MPOFU MOVEN
235	12802 MIDWAY RD	HERNANDEZ TIBURCIO
236	12802 MIDWAY RD	MARIN ILDA
237	12802 MIDWAY RD	VAZQUEZ MARIA
238	12802 MIDWAY RD	TAFESSE MENASE FIDA & MIMI MEKONNEN
239	12802 MIDWAY RD	VENTURA OSMIN A
240	12802 MIDWAY RD	MESFIN GHIDEY
241	12802 MIDWAY RD	ROMERO CHRIS
242	12802 MIDWAY RD	COE MARY LOU
243	12802 MIDWAY RD	AVILA MARITZA Y

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	12802 MIDWAY RD	HALPRIN DENNIS L
245	12802 MIDWAY RD	HENDERSON DERRICK D &
246	12822 MIDWAY RD	KESUMA AMELIA
247	12822 MIDWAY RD	ZEPEDA PATRICIA MARTEL &
248	12822 MIDWAY RD	FEDERAL NATIONAL MORTGAGE ASSOC
249	12822 MIDWAY RD	ROTHINGTON APTS LLC
250	12822 MIDWAY RD	BERRIOS JOSE A
251	12822 MIDWAY RD	BONILLA PEDRO &
252	12822 MIDWAY RD	RAMIREZ PEREZ DORA ELIA
253	12822 MIDWAY RD	POCOMA PROPERTIES LLC
254	12822 MIDWAY RD	UY SAVOEUN
255	12822 MIDWAY RD	BRESTOVAC TATJANA
256	12822 MIDWAY RD	LEBAN MICHAEL
257	12824 MIDWAY RD	SORNOFF ADAM P
258	12824 MIDWAY RD	LI CHUNG FEI
259	12824 MIDWAY RD	DUNMORE BRENDA LOU
260	12824 MIDWAY RD	CLORE GREGORY D
261	12824 MIDWAY RD	ROMERO ALBA G
262	12824 MIDWAY RD	FAULKNER LORA L &
263	12824 MIDWAY RD	NARDOZZA LAURA
264	12824 MIDWAY RD	LUSK ELSA FLORENDO
265	12824 MIDWAY RD	RAMIREZ CRISPIN & EDELMIRA
266	12824 MIDWAY RD	HARRIS PHILLIP MICHAEL
267	12824 MIDWAY RD	BISHOP MARTIN
268	12830 MIDWAY RD	ENTRUST RETIREMENT SERVICES INC
269	12830 MIDWAY RD	NEWHAM DANNY
270	12830 MIDWAY RD	HERRERA PAZ
271	12830 MIDWAY RD	RUIZ KATHLEEN H
272	12830 MIDWAY RD	DENNIS GARY RONALD
273	12830 MIDWAY RD	BANKS ERNIE
274	12830 MIDWAY RD	LIENARD ARMAND V

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	12830 MIDWAY RD	CASTILLO FRANCISCO J &
276	12830 MIDWAY RD	HERNANDEZ MARTHA
277	12830 MIDWAY RD	TATYREK GOGI S
278	12830 MIDWAY RD	FARLAND RUSSELL L
279	12830 MIDWAY RD	BAIRD ROBERT B &
280	12830 MIDWAY RD	KEY RENEE W
281	12830 MIDWAY RD	YIRDAW HENOK B
282	12830 MIDWAY RD	MCNEELY JERALD D
283	12830 MIDWAY RD	MOORE SARAH C
284	12830 MIDWAY RD	CRISTEA VASILE DANIEL P
285	12830 MIDWAY RD	SYKES RALPH A III
286	12830 MIDWAY RD	SYKES RALPH A
287	12830 MIDWAY RD	ZAK GAYLE E TR
288	12830 MIDWAY RD	CHO SONGSHAN
289	12830 MIDWAY RD	GARCIA RAYMUNDO
290	12834 MIDWAY RD	KAMPANAT MOOLMING
291	12834 MIDWAY RD	AGUINAGA JAVIER &
292	12834 MIDWAY RD	PHAM MY
293	12834 MIDWAY RD	JOSEPH SABA S
294	12834 MIDWAY RD	MAMDANI MEHDI
295	12834 MIDWAY RD	LONGEST JOEL S
296	12834 MIDWAY RD	PAYNE KENNETH D
297	12834 MIDWAY RD	LAGOS ALFRED & SYLVIA
298	12834 MIDWAY RD	APEX FINANCIAL
299	12834 MIDWAY RD	ANGUIANO JUANA MARTINEZ
300	12834 MIDWAY RD	LAS COLONITAS CONDO ASN
301	12834 MIDWAY RD	MUELLER ERIC JR
302	12834 MIDWAY RD	CABRERA XOCHIL BEATRIZ
303	12834 MIDWAY RD	EDGAR ROBERT A
304	12834 MIDWAY RD	LAND DANA KIM
305	12834 MIDWAY RD	HOANG THUONG

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	12834 MIDWAY RD	RODRIGUEZ JULIO D
307	12834 MIDWAY RD	VORA RUPESH
308	12834 MIDWAY RD	LINDSEY MICHAEL A
309	12834 MIDWAY RD	JAIMES ILDA M & BALTAZAR
310	12834 MIDWAY RD	NICANOR GARICA &
311	12834 MIDWAY RD	RODRIQUEZ JUANA M
312	12824 MIDWAY RD	MITCHELL JAMES L JR
313	12824 MIDWAY RD	COPELAND GLORIA M
314	12824 MIDWAY RD	PARKER JACK H
315	12824 MIDWAY RD	DENISON ANITA M
316	12824 MIDWAY RD	RAQUIZA LUZ
317	12824 MIDWAY RD	HERNANDEZ EDGARDO
318	12824 MIDWAY RD	SADER KENNETH H
319	12824 MIDWAY RD	DONNELL LAMON S
320	12824 MIDWAY RD	VARGAS ALEJANDRO
321	12824 MIDWAY RD	ALEXANDER WILLIAM
322	12824 MIDWAY RD	SADER KENNETH H
323	12824 MIDWAY RD	ORR EDITH P
324	12830 MIDWAY RD	VEERARAGHAVEN LTD PS
325	12830 MIDWAY RD	CZAJKOWSKI GRAZYNA MARIA
326	12830 MIDWAY RD	BEYNE CHRISTINE

Planner: Carrie F. Gordon

FILE NUMBER: Z145-105(CG) **DATE FILED:** October 10, 2014**LOCATION:** East line of Kleberg Road, north of Carleta Street**COUNCIL DISTRICT:** 8 **MAPSCO:** 69A-U**SIZE OF REQUEST:** ± 0.459 acres **CENSUS TRACT:** 171.02

APPLICANT/OWNER: Ci Retail Management, Inc.**REPRESENTATIVE:** Pamela Craig

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

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store. The request site is currently developed with a 4,060-square-foot building. No improvements are requested as part of this application. The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay. Specific Use Permit No. 1930 for the same use was granted at this location on December 14, 2011, for a two-year period. The Specific Use Permit expired and was not renewed and expired on December 14, 2013.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The additional alcohol use within the general merchandise or food store should not impact the surrounding uses negatively from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While the proposed use will 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 applicant does not comply.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. The Dallas Police has determined that the request site is in compliance with Chapter 12B, a certificate of registration is required for each physically separate convenience store.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Kleberg Road	Arterial	60 ft.	60 ft.
Carleta Street	Local	50 ft.	50 ft.

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 roadway system.

Land Use:

	Zoning	Land Use
Site	CR-D-1	General merchandise/food store/motor vehicle fueling station
North	CR-D-1	Personal Service
South	CR-D-1	Retail
East	R-7.5(A)	Undeveloped
West	CR-D-1	Undeveloped/auto

STAFF ANALYSIS:**Comprehensive Plan:**

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

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

LAND USE**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

Land Use Compatibility:

The approximately 0.459 acre request site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a 4,060 sq. ft. general merchandise or food store and motor vehicle fueling station. The applicant proposes to continue these uses and sell alcohol for off-premise consumption. A Specific Use Permit for the sale of alcoholic beverages is required in the D-1 Liquor Control Overlay.

The surrounding land uses consist of a single family, retail, institutional uses, vacant parcels and commercial use.

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

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

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

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Development Standards:

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

Landscaping: Additional landscaping is not required on the site because no new impervious area is proposed.

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor area plus two additional spaces for the motor vehicle fueling station use. The existing uses are to remain and require 22 parking spaces as shown on the attached site plan.

Dallas Police Department: A copy of a police report of the past 5 years of offences is provided below.

Search Records - Offense									
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1
<u>0027875-B</u>	02/03/2014	*SIDS FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	0513C
<u>0056273-Y</u>	03/06/2011	SALAZAR, LOLITA	TRAFFIC MOTOR VEHICLE	13317		KLEBERGRD	356	4435	32090
<u>0130609-Y</u>	05/21/2011	DAVIS,TERESA	ASSAULT	13317		KLEBERGRD	356	4435	08422
<u>0140762-Z</u>	05/17/2012	@ROCKWALL COSO	FOUND PROPERTY	13317		KLEBERGRD	356	4435	43030
<u>0160550-A</u>	03/05/2013	*AIR SERV	CRIMINAL MISCHIEF/VANDALISM	13317		KLEBERGRD	356	2230	14081
<u>0169699-Y</u>	06/29/2011	*SID'S FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05128
<u>0209623-A</u>	08/16/2013	*SIDS FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05128
<u>0224124-Z</u>	09/08/2012	HART,KRYSTLE	THEFT	13317		KLEBERGRD	356	4435	06951
<u>0225603-Z</u>	09/10/2012	*SIDS FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05128
<u>0273875-Z</u>	11/03/2012	HARLES,JACKIE	THEFT	13317		KLEBERGRD	356	2230	06953
<u>0285972-A</u>	11/11/2013	@CITY OF DALLAS	FOUND PROPERTY	13317		KLEBERGRD	356	4435	43020
<u>0287406-Y</u>	10/31/2011	*QUICK TRACK	BURGLARY	13317		KLEBERGRD	356	4435	05128

OWNER OF THE PROPERTY

Chup Corporation

Officers:

Dipak Kharel, Sole Officer

TENANTS:

Ci Retail Management, Inc.

Officers:

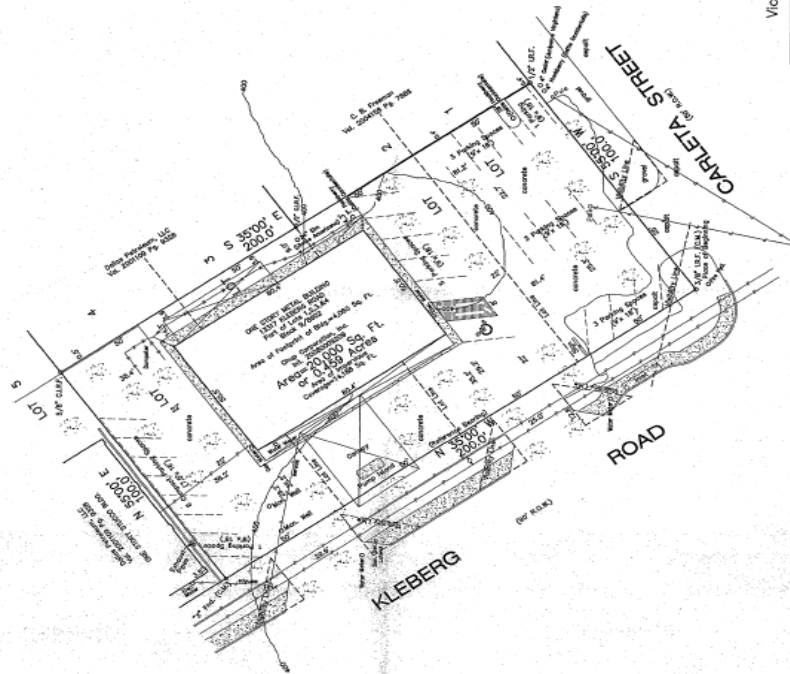
Pratima Kharel, Sole Officer

PROPOSED SUP CONDITIONS

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

PROPOSED SITE PLAN

SITE PLAN



SITE PLAN
SIDS FOOD STORE
13317 KLEBERG ROAD
DALLAS, TX. 75263
Southwest 1/2 of Lots 1 & 2 and the
Southwest 100' of Lots 3 & 4
Block 9/8802

LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING LOT
[Symbol]	PROPOSED LOT
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY



Scale 1" = 20'



PARKING TABLE

REQUIRED PARKING	EXISTING PARKING
28 Regular Spaces	28 Regular Spaces
1 Handicap Space	1 Handicap Space

NOTE: Property is located in a 100-foot Flood Plain Zone. The Flood Plain Zone is shown on the Flood Insurance Rate Map (FIRM) No. 481550040, 1, Effective Date: August 21, 2000.

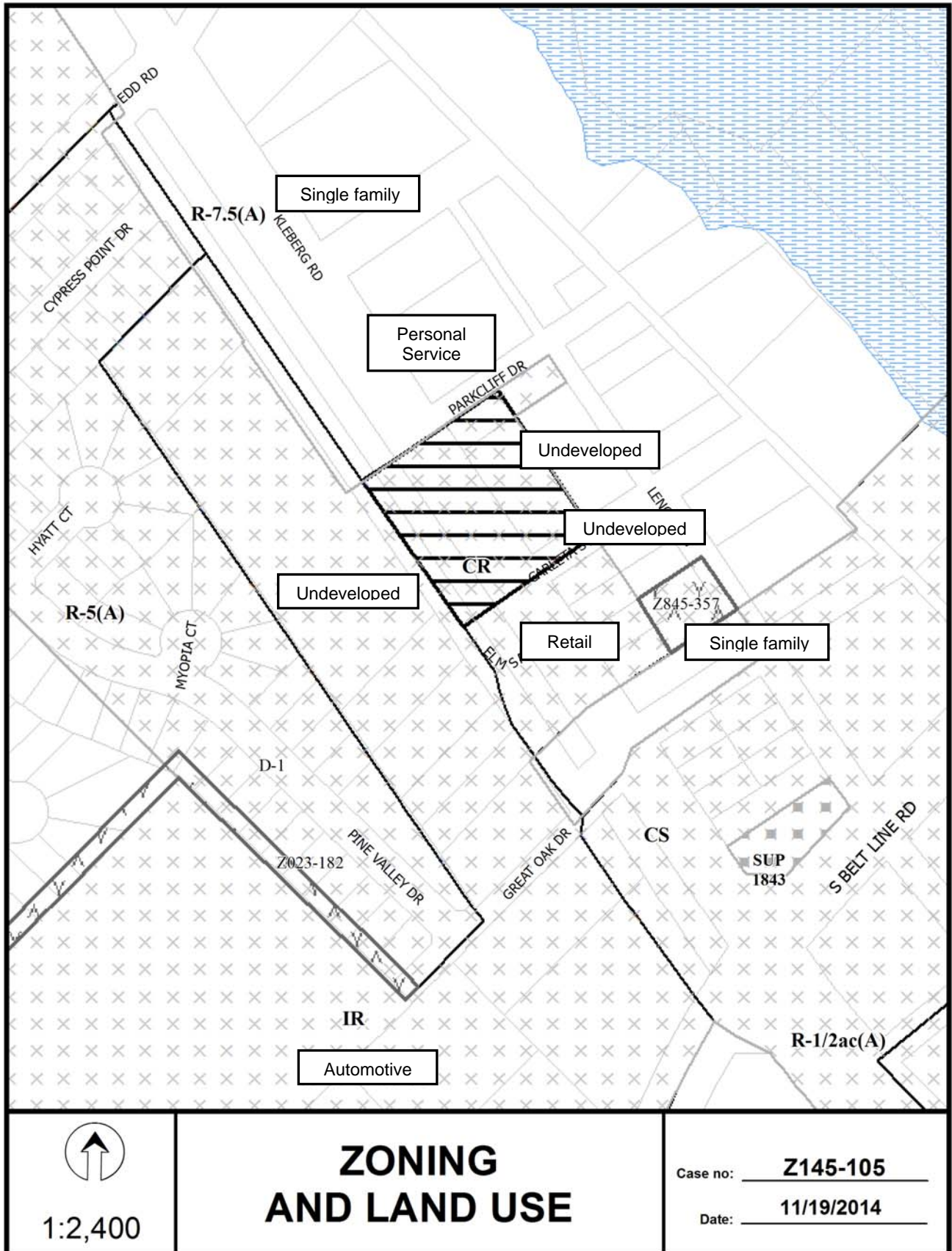
See/Note off-spreads/field in reference with certificate

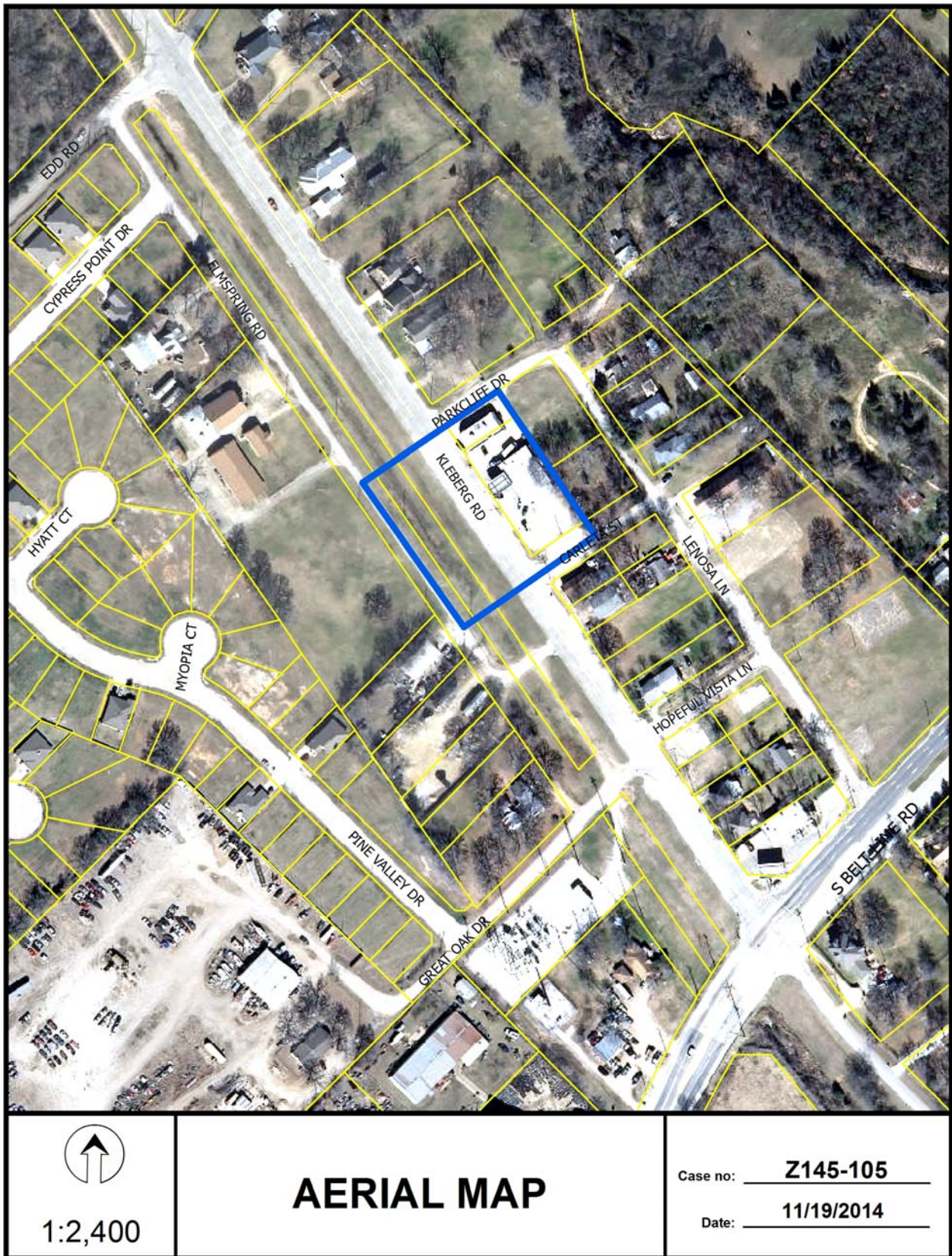
SURVEYING ASSOCIATES
 1018 SOUTH BECKLEY AVE.
 DALLAS, TEXAS 75203

PHONE (214) 948-3024
 FAX (214) 948-3025
 Email: brch@saassociates.net

Sheet 1 of 2

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11/19/2014

Notification List of Property Owners***Z145-105******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13317 KLEBERG RD	CHUP CORPORATION INC
2	13305 KLEBERG RD	DALLAS PETROLEUM LLC
3	13423 KLEBERG RD	MARTINEZ GUADALUPE &
4	13422 LENOSA LN	BLANCO ROSA D
5	2300 CARLETA ST	MARSHALL EOLA
6	13500 LENOSA LN	Dallas ISD
7	13429 LENOSA LN	IGLESIA DE CRISTO ON
8	13328 LENOSA LN	FREEMAN C B
9	13329 LENOSA LN	FRITTS DAVID E & TERI C
10	13323 LENOSA LN	CRUTCHER GEORGE W JR &
11	13317 LENOSA LN	AGUILAR ERNESTO
12	5 LENOSA LN	RIVERA SAMUEL O
13	13137 KLEBERG RD	RIDGELL BARBARA R
14	13133 KLEBERG RD	NEGRETE OLEGARIO
15	2445 PARKCLIFF DR	LAMPHERE SHELLEY G
16	2445 PARKCLIFF DR	RIDGELL WILLIAM CECIL &
17	13424 ELMSPRING RD	SALAZAR ROGELIO
18	13424 ELMSPRING RD	BOREN BILLY C
19	13418 ELMSPRING RD	SALAZAR ROGELIO &
20	13248 ELMSPRING RD	FIRST BAPTIST CHURCH OF
21	13405 KLEBERG RD	FOREMAN ROBERT M
22	13412 ELMSPRING RD	CASTANEDA ESTEBAN

PLANNER: Aldo Fritz

FILE NUMBER: Z145-160(AF) DATE FILED: September 5, 2014

LOCATION: North side of Main Street, west of North Crowds Street.

COUNCIL DISTRICT: 2 MAPSCO: 45-M

SIZE OF REQUEST: Approx. 0.226 acres CENSUS TRACT: 0204.00

APPLICANT/ OWNER: Dapper Life, LLC.

REPRESENTATIVE: Pamela Craig

REQUEST: An application for a Specific Use Permit for a Bar, lounge, or tavern on property zoned Tract A, Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The request site consists of a one-story, 9,847-square-foot structure fronting on the north line of Main Street. The applicant would like to divide the structure into two uses. The tenant space for the proposed bar will be 2,687 square feet.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – Envisioned as an entertainment district, with art and entertainment venues, the inclusion of a bar, lounge, or tavern is consistent with the surrounding land uses, and will serve to supplement the revitalization efforts occurring within the area.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The bar, lounge, or tavern is consistent with what is seen within the Deep Ellum District.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed bar, lounge, or tavern will not be a detriment to the public health, safety, or general welfare. The specific use permit process provides the city an opportunity to establish conditions such as hours of operation and site layout to mitigate any potential negative impacts.
4. *Conforms in all other respects to applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies with all applicable zoning regulations and standards.

Zoning History:

1. Z134-222(WE) **SUP No. 1757** On August 13, 2014, the City Council approved a renewal of a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue for a three year period.
2. Z145-121(DJ) **SUP No. 1783** On February 11, 2014, the City Council approved a renewal of a Specific Use Permit for a bar, lounge or tavern for an additional five year-period.
3. Z134-224(OTH) **SUP No. 2122** On December 10, 2014, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
4. Z123-206(RB) **SUP No. 1707** On June 12, 2013, the City Council amended and renewed a Specific Use Permit for a tattoo studio and a body piercing studio for a five-year period with the eligibility for automatic renewal for additional five-year periods.

Z145-160(AF)

5. Z101-345(WE) **SUP No. 1784** On November 7, 2011, the City Council amended and renewed a Specific Use Permit for a bar, lounge, or tavern for a three-year period.
6. Z123-299(WE) **SUP No. 2050** On October 8, 2013, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
7. Z101-351(OTH) **SUP No. 165.** On October 21, 2011, a Specific Use Permit for a tattoo studio and body piercing studio was automatically renewed for an additional five-year time period and will expire on January 10, 2017.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Main Street	Minor Arterial	66'

Land Use:

	Zoning	Land Use
Site	PD-269	Retail
North	PD-269	Retail
East	PD-269	Retail
South	PD-269	Retail

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

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

Z145-160(AF)

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

The request is consistent with the Building Block for this area.

STAFF ANALYSIS:

Land Use Compatibility:

The request site consists of a one-story, 9,847-square-foot structure fronting on the north line of Main Street. The applicant would like to divide the structure into two uses, mirroring the “speakeasy” bar concept. This concept was used during the prohibition years of the United States when the sale of alcohol was considered to be illegal. As a result of the prohibition in the early 1900’s, bars operated illegally in the rear portion of existing establishments, hidden from plain view. Today, this concept/building layout allows for different uses to be integrated along with a bar where space is limited. The front of the structure, would house a barbershop. The rear of the building is to house a bar, lounge, or tavern, which is the reason for the SUP.

The site is surrounded by a mix of retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street. In addition to these uses, medium-density residential uses are found west/northwest of the site. The site is located within the Deep Ellum Entertainment District. This area is composed of an eclectic mix of retail stores, tattoos parlors, residential units, arts, and entertainment venues. Considered to be one of Dallas’ first commercial districts, Deep Ellum is within close proximity to two major highways, Fair Park, the Baylor Medical District, and Downtown.

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

The use is surrounded by other retail uses and various surface parking lots. There are medium density residential uses to the west/northwest as well as close proximity to the DART Green Line. As demonstrated below, staff has determined there has been minimal police activity that can be attributed to this entertainment centric area. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of an SUP, and furthermore is recommending two years

Z145-160(AF)

with no automatic renewal to the responsible actions of the applicant to provide for a safe entertainment destination.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PD 269	0	0	FAR: 4.0	200'	0	Any portion of a building above 75 feet in height may not have a floor plate greater than 30,000 square feet	Retail

Landscaping:

The landscaping requirements of Article X of the Dallas Development Code will apply when this site is developed.

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

Police Report:

Offenses	2012	2013	2014	2015
ROBBERY-BUSINESS	6	1	0	0
ROBBERY-INDIVIDUAL	7	13	3	1
BURGLARY-BUSINESS	8	10	15	1
AGG ASSAULT - NFV	8	4	6	1
BURGLARY-RESIDENCE	7	1	5	1
MURDER	0	0	0	1
OTHER THEFTS	31	37	37	8
RAPE	2	1	0	0
THEFT/BMV	70	52	87	5
THEFT/SHOPLIFT	1	4	4	0
UUMV	9	11	12	3
Total	149	134	169	21

Z145-160(AF)

List of Partners/Owners

Owner:

42 Deep Ellum, LP

Benton Payne, General Partner

Tenant:

Dapper Lice LLC

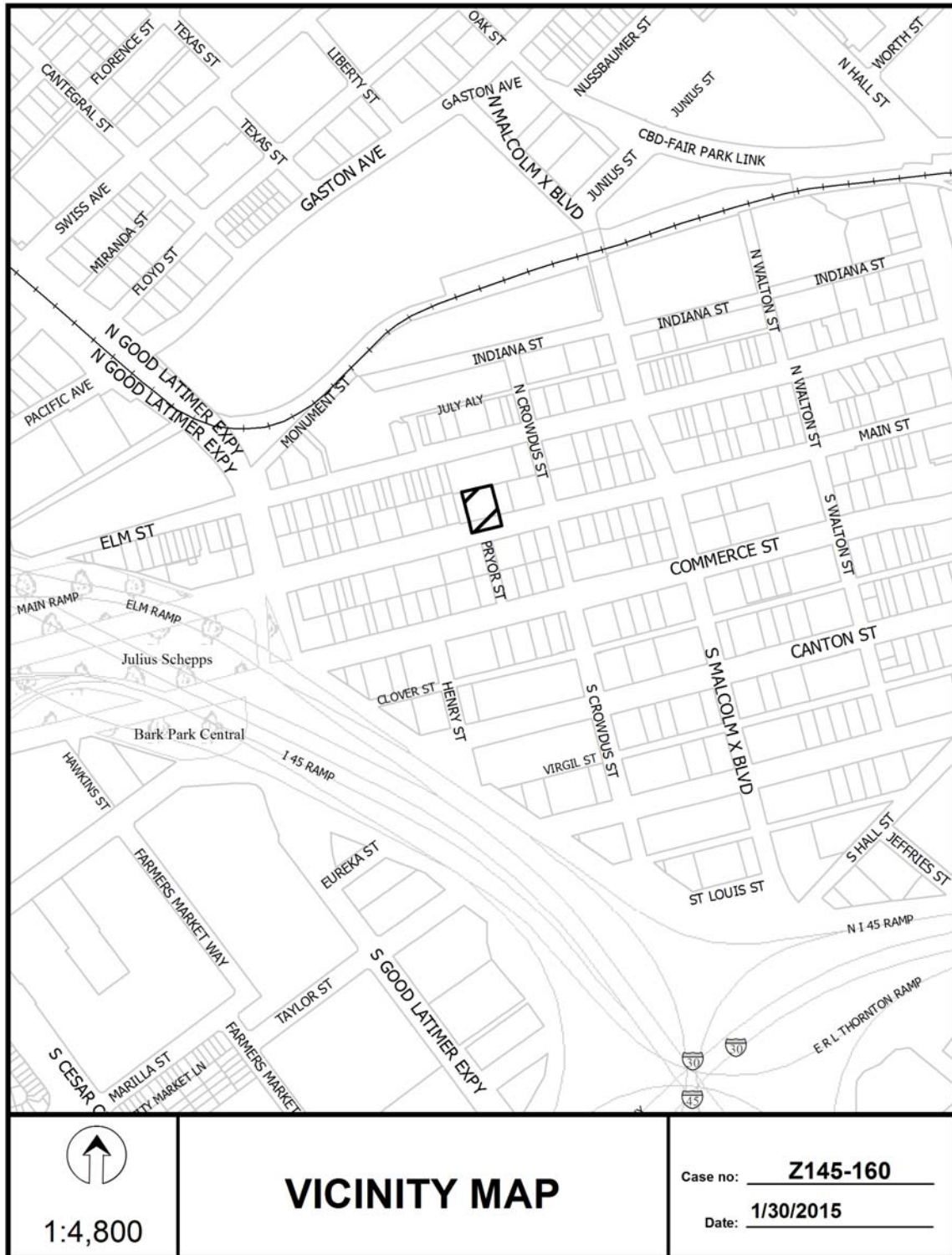
Sean Martin, LLC Manager

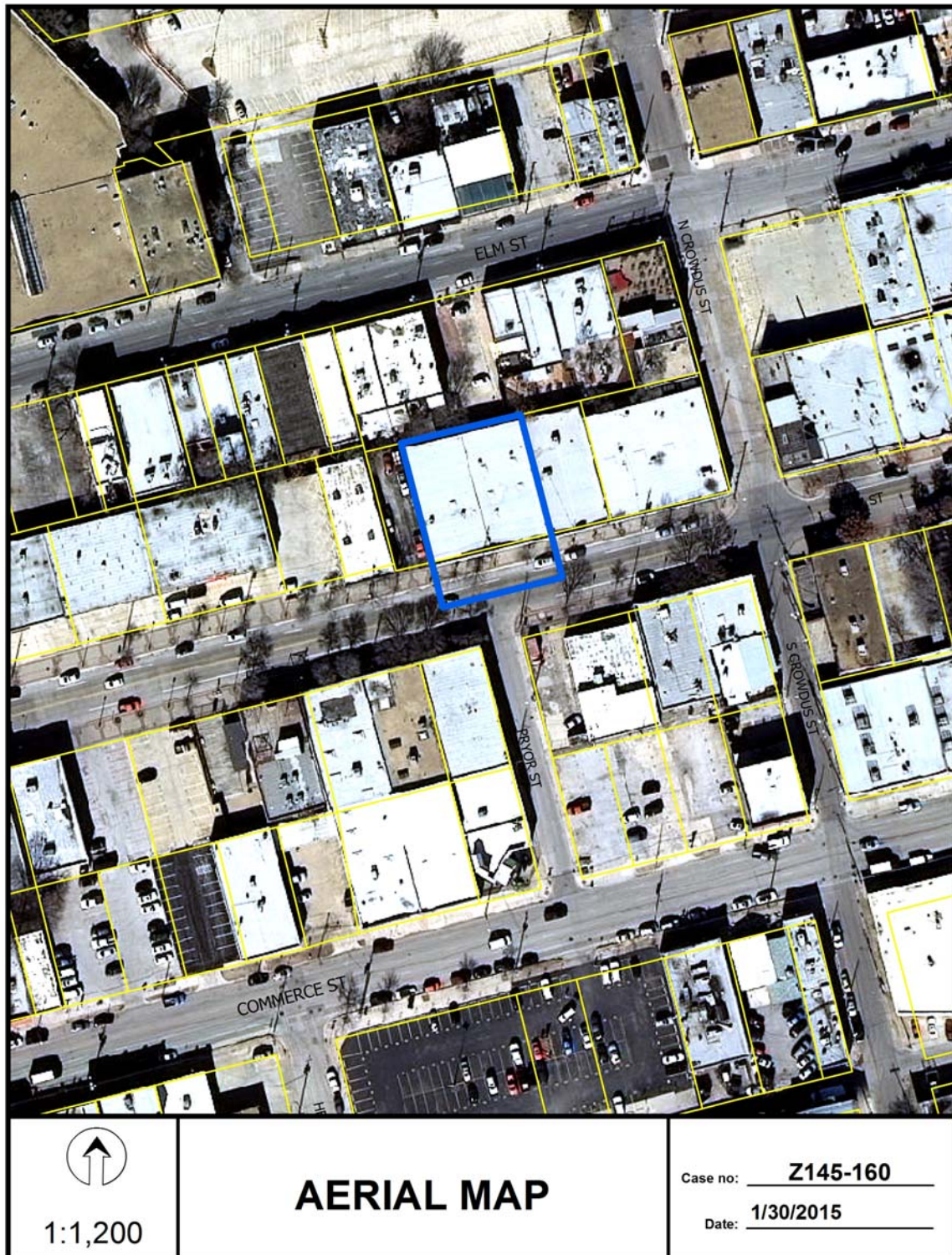
Corey Good, LLC Manager

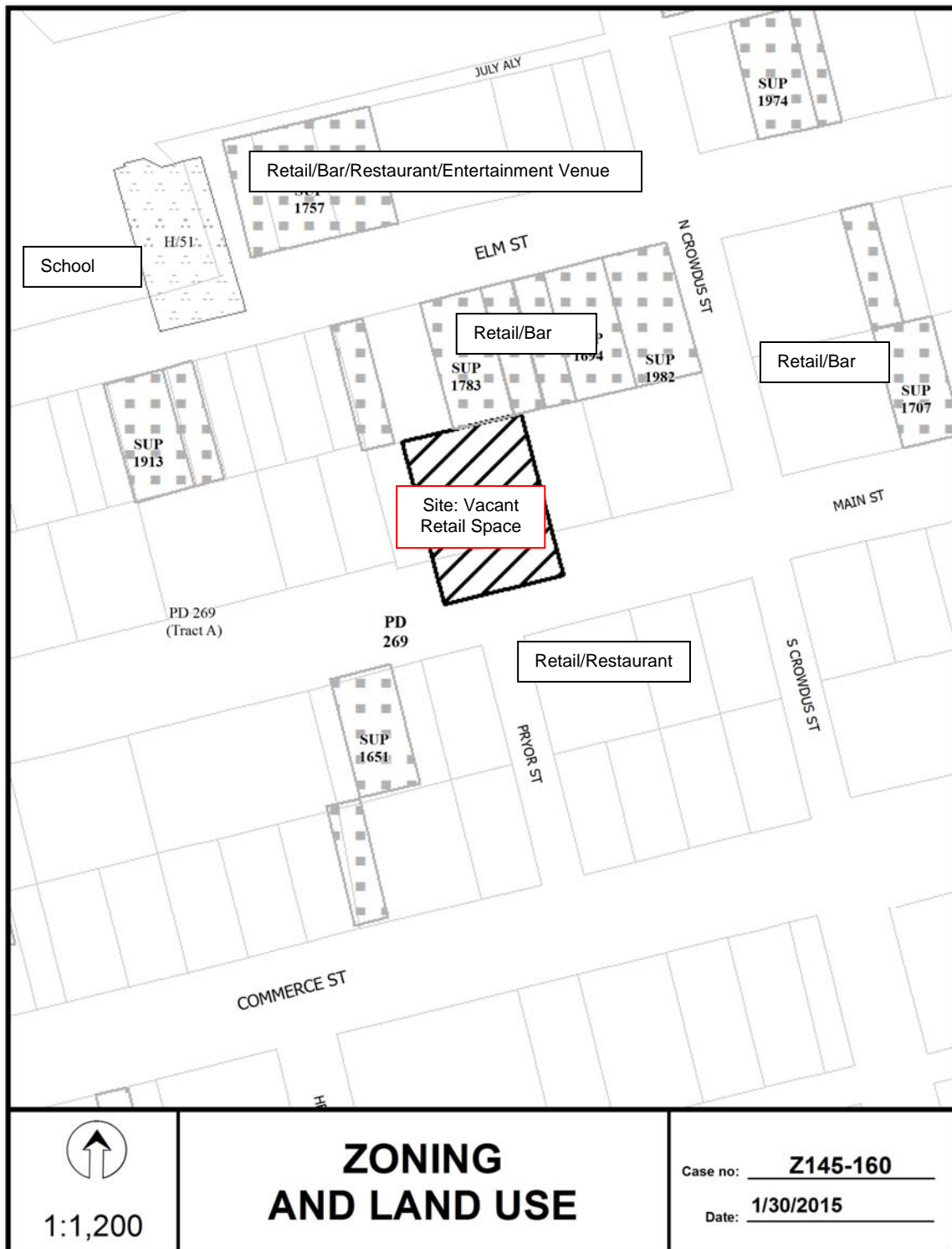
PROPOSED CONDITIONS
Z145-160

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to bar, lounge or tavern is 2,687 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The hours of operation for the alcoholic beverage establishment limited to a bar, lounge or tavern is from 9 a.m. to 2:00 a.m. Monday through Saturday and 12:00 p.m. to 5:00 p.m., on Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
8. 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













01/30/2015

Notification List of Property Owners***Z145-160******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2701 MAIN ST	42 DEEP ELLUM LP
2	2644 ELM ST	CAMERON PAUL DARREN
3	2647 MAIN ST	42 DEEP ELLUM LP
4	2650 ELM ST	ELM ELM LLC
5	2642 MAIN ST	42 DEEP ELLUM LP
6	2708 MAIN ST	42 DEEP ELLUM LP
7	2702 MAIN ST	42 DEEP ELLUM LP
8	2656 MAIN ST	SCHWARTZ HYMIE TRUST &
9	2703 COMMERCE ST	SCHWARTZ JEANNETTE TRUST
10	2721 ELM ST	2723 ELM STREET JV
11	2703 ELM ST	BELMOR CORP
12	2701 ELM ST	BELMOR CORP
13	2649 MAIN ST	42 DEEP ELLUM LP
14	2638 ELM ST	MGP HOLDINGS LLC
15	2640 ELM ST	42 DEEP ELLUM LP
16	2639 MAIN ST	42 DEEP ELLUM LP
17	2642 ELM ST	LALCO INC
18	2650 MAIN ST	42 DEEP ELLUM LP
19	2651 COMMERCE ST	42 DEEP ELLUM LP
20	2712 MAIN ST	CASS DON E TR
21	2713 COMMERCE ST	WESTDALE PPTIES AMERICA I
22	2800 MAIN ST	CONGRESS STREET NIGHTS
23	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
24	2720 ELM ST	ELM STREET REALTY LTD
25	2715 MAIN ST	MAIN PROPERTIES LLC
26	2707 MAIN ST	DEALEY CHRISTOPHER C

Z145-160(AF)

01/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2717 ELM ST	WESTDALE PTIES AMERICA LTD
28	2713 ELM ST	ELM STREET REALTY LTD
29	2707 ELM ST	BELMOR CORP

FILE NUMBER: Z145-159(OTH)

DATE FILED: January 13, 2015

LOCATION: West side of South Hampton Road, between Chrysalis Drive and Cliff Creek Crossing Drive.

COUNCIL DISTRICT: 8

MAPSCO: 73-D

SIZE OF REQUEST: Approx. 3.9

CENSUS TRACT: 109.02

APPLICANT/OWNER: Hampton/I20, Ltd.

REPRESENTATIVE: Kirk Williams and Brad Williams of Winstead PC

REQUEST: An application for a CR Community Retail District on property zoned NO(A) Neighborhood Office District with deed restrictions.

SUMMARY: The applicant proposes to develop the property for retail uses. The existing deed restrictions prohibit multifamily uses and limits the maximum floor area of any use to 70,079 square feet. However, neither CR nor NO(A) permits multifamily uses.

STAFF RECOMMENDATION: Approval

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing development to the south. The subject site's distance within 66 feet of a residential district will require residential adjacency review for such uses as building repair or maintenance shop, public school other than open-enrollment charter school, auto service center, commercial parking lot or garage to mention a few. The residential adjacency review is another regulatory layer that provides the city an opportunity to add requirements to ensure compatibility with residential uses.
2. *Traffic impact* – The proposed development has direct access to a major thoroughfare and will not have negative impact on the existing street system. The number of trips generated by a commercial district differs from the number of trips generated by a use permitted in the Neighborhood Office District. At the time of permitting and/or platting, the applicant will have to provide a northbound left turn bay at the existing median opening for access into the site on South Hampton Road, subject to the City Department of Transportation approval.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan identifies the area as being along a Multi-Modal Corridor Building Block, adjacent to a Residential Neighborhood Building Block. The requested zoning district and proposed development are consistent with the Multi-Modal Corridor Building Block.

Zoning History: There have been no recent zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Hampton Road	Local	60 feet
Crysalis Drive	Local	64 feet

Traffic:

At the time of permitting and/or platting, the developer will be required to provide a northbound left turn bay at the existing median opening to access into the site at the driveway on South Hampton Road.

Surrounding Land Uses:

	Zoning	Land Use
Site	NO(A)	Undeveloped
North	R-5(A)	Single Family
East	D(A), MF-1(A) & R-7.5(A)	Undeveloped, churches, cemetery and office
South	PD 751	Retail and undeveloped
West	LO-1	Office and single family

STAFF ANALYSIS:**Comprehensive Plan:**

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan classifies the area as a Multi-Modal Corridor Building Block.

The multi-modal building block supports 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. 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.

The proposed development and use of the property complies with the intent of the *forwardDallas! Comprehensive Plan* Vision Illustration and building blocks.

Land Use Compatibility:

The request site is approximately four acres of land and is currently undeveloped. The existing zoning of the property is NO(A) Neighborhood Office District with deed restrictions that limit the development of the land to 70,079 square feet and prohibits multifamily uses. The property is surrounded by single family to the north; undeveloped, churches, cemetery and office to the east; retail and undeveloped to the south; and office and single family uses to the west. The proposed use will comply with the existing deed restrictions on the property and will not need to be amended.

List of Partners

Owner/Applicant: **HAMPTON / I20, LTD.**

General Partner: Hampton / I20 GP, LLC
 Manager: Gordon A. Edwards

Limited Partners: United Commercial Development Corp.
 Officers: David Dunning
 Gordon A. Edwards
 Robert V. Dorazil
 Tom Jenneman

Gery Decloedt
Clarence Steininger
Adam Edwards
SPG International Interests, Inc.
Hampton I-20 Joint Venture

EXISTING DEED RESTRICTIONS
Item No. 4 Tract VII

85268

DEED RESTRICTIONS

THE STATE OF TEXAS §
COUNTY OF DALLAS § KNOW ALL MEN BY THESE PRESENTS:

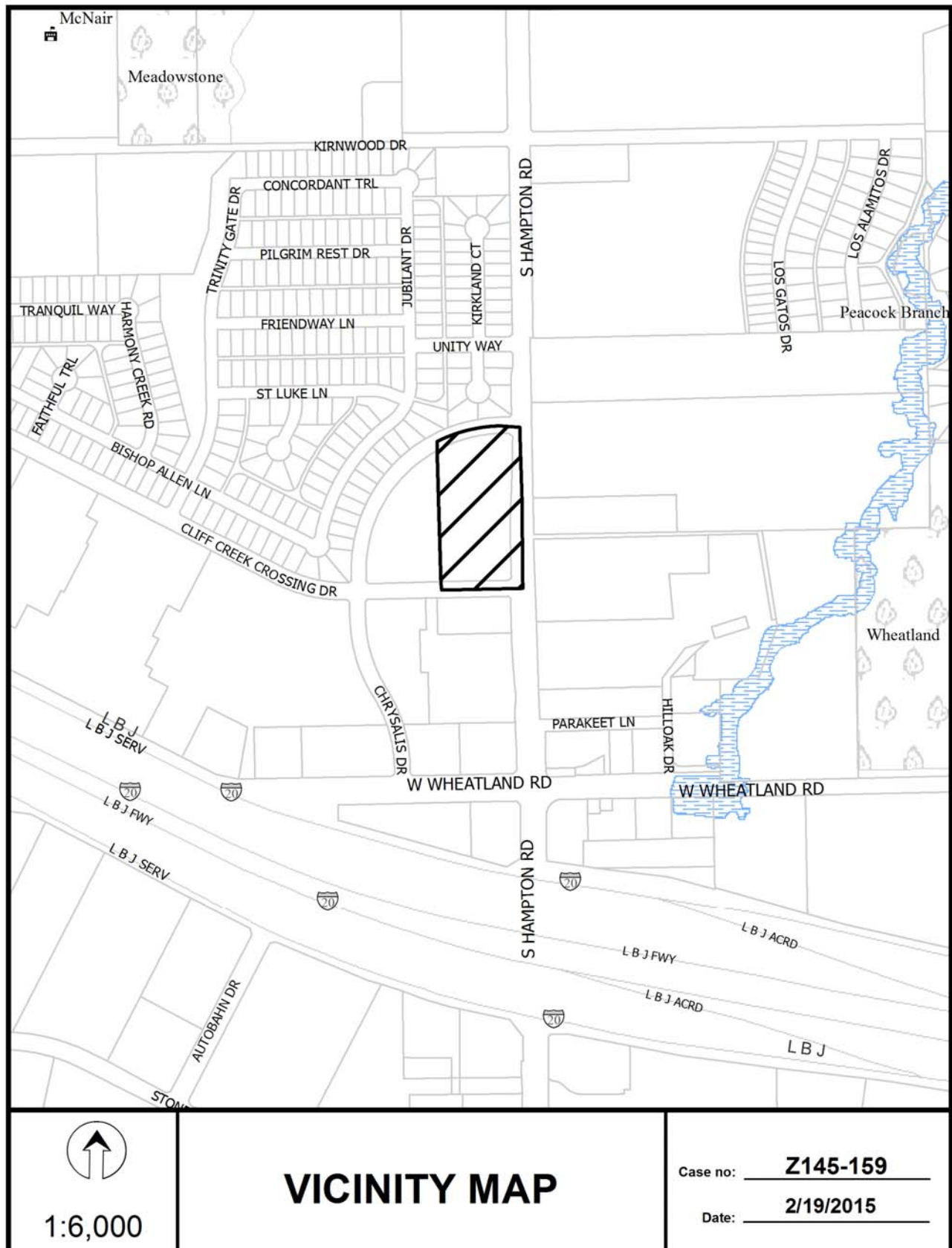
That the undersigned, **LYONS REALTY COMPANY, INC.**, is the owner of a 138.178 acre tract of land out of the J. R. Bell Survey, Abstract No. 123, described in Exhibit "A" (attached hereto and incorporated herein for all purposes), recorded in Vol. 84204, Page 3476, of the Deed Records of Dallas County, Texas, and that the undersigned, **FAIR-TEX BUILDERS, INC.**, a Texas corporation, is the owner of a 44.4547 acre tract of land out of the J. R. Bell Survey, Abstract No. 123, described in Exhibit "B" (attached hereto and incorporated herein for all purposes), situated in Dallas County, Texas, recorded in Vol. 85053, Page 5648, of the Deed Records of Dallas County, Texas, totaling approximately 182.6327 acres of land, and being further described in Exhibits "C," "D," "E," "F," "G," "H," "I," "J," "K" and "L" (attached hereto and incorporated herein for all purposes) and hereinafter referred to as "Tract I," "Tract II," "Tract III," "Tract IV," "Tract V," "Tract VI," "Tract VII," "Tract VIII," "Tract IX" and "Tract X."

That the undersigned, their successors, heirs and/or assigns, do hereby impress the referenced tracts with the following restrictions, to-wit:

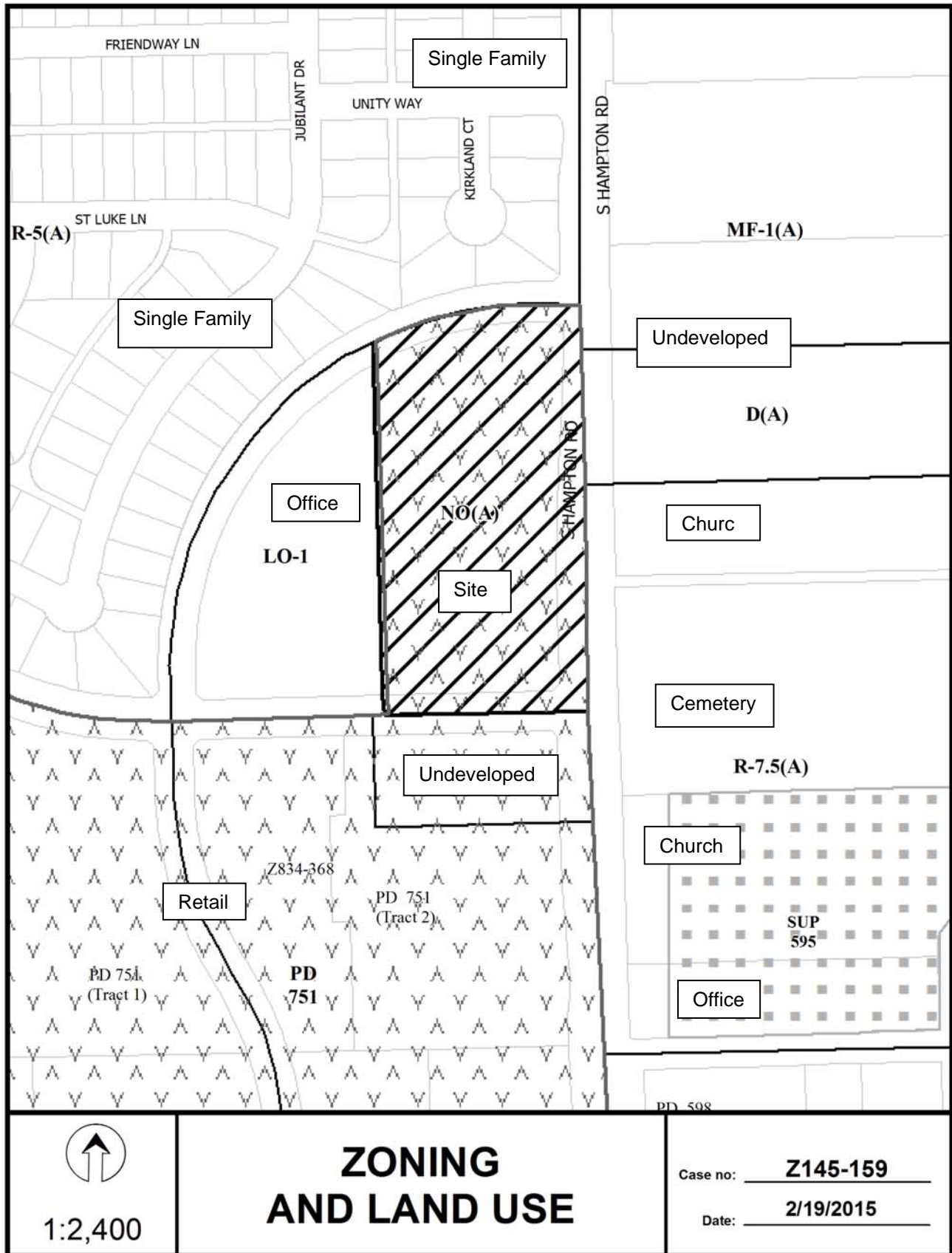
- ✓ 1. Development of Tract II is limited to a maximum of twenty-two (22) dwelling units per acre;
2. Development of Tract V is restricted against multiple family uses and is limited to a maximum floor area of 388,903 square feet;
3. Development of Tract VI is restricted against multiple family uses and against hotel and/or motel uses; Tract VI is limited to a maximum floor area of 340,474 square feet; Tract VI is limited to a maximum of eight (8) stories, not to exceed a maximum height of one hundred twenty (120) feet;
4. Development of Tract VII is restricted against multiple family uses and is limited to a maximum floor area of 70,079 square feet;
- ✓ 5. Development of Tract VIII is restricted against multiple family uses and is limited to a maximum floor area of 229,922 square feet of uses authorized in a Shopping Center

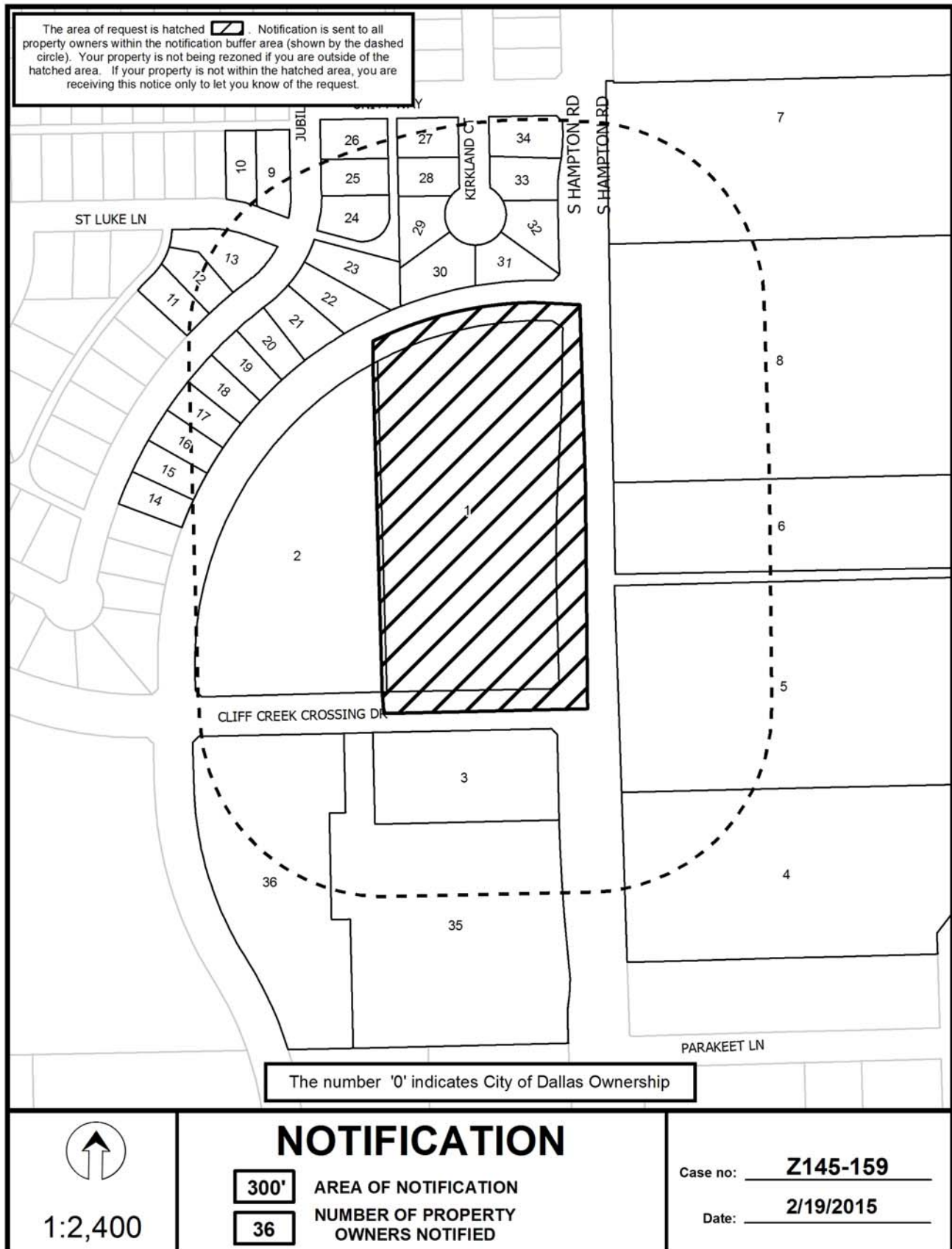
DEED RESTRICTIONS - Page 1 of 4

File sent to microfilm. 4-28-1
2834-368/1145-S









02/19/2015

Notification List of Property Owners

Z145-159

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7900 HAMPTON RD	HAMPTON 120 LTD
2	2475 CLIFF CREEK CROSSING DR	ARC GSDALTX001 LLC
3	8101 HAMPTON RD	SWEET GEORGIA BROWN BBQ &
4	8009 HILLOAK DR	WHEATLAND METH CHURCH
5	7950 HAMPTON RD	WHEATLAND CEMETERY
6	7800 HAMPTON RD	TEXAS CONFERENCE ASSOC OF
7	7700 HAMPTON RD	HAWKINS MARTIN
8	7750 HAMPTON RD	ROSE ROY R &
9	2519 ST LUKE LN	HERNANDEZ ROGELIO
10	2523 ST LUKE LN	HIDER RUBY &
11	7913 JUBILANT DR	BUSBY SHEMEKA
12	7909 JUBILANT DR	BLAYLOCK DORSEY
13	7905 JUBILANT DR	EVANS GWENDOLYN
14	7942 JUBILANT DR	WILSON ERIK R & SENTA S
15	7938 JUBILANT DR	LINCOLN STACEY L
16	7934 JUBILANT DR	ANDERSON TATARISH L
17	7930 JUBILANT DR	MOSLEY LORIE
18	7926 JUBILANT DR	BROOKS MICHAEL SR &
19	7922 JUBILANT DR	WASHINGTON WILLIAM
20	7918 JUBILANT DR	CULPEPPER CRYSTAL &
21	7914 JUBILANT DR	HUMPHRIE KENNETH &
22	7910 JUBILANT DR	PUENTE FAUSTINO &
23	7906 JUBILANT DR	GUERRA PETE & ERICA
24	7846 JUBILANT DR	TREVINO ENRIQUE
25	7842 JUBILANT DR	MCNEAL RICHARD & BEVERLY
26	7838 JUBILANT DR	MALONE CHARLES

02/19/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7803 KIRKLAND CT	JACKSON QUINCY
28	7807 KIRKLAND CT	WRIGHT JOANNE
29	7811 KIRKLAND CT	BROWN MELANIE
30	7815 KIRKLAND CT	RAMIREZ DORA &
31	7816 KIRKLAND CT	HENLEY CAROL &
32	7812 KIRKLAND CT	SMITH FELISHA A
33	7808 KIRKLAND CT	BOSTICKDALE JEAN D
34	7804 KIRKLAND CT	NELLE FREDERICK J JR &
35	1 HAMPTON RD	SLF IV WHEATLAND LP
36	8034 CHRYSALIS DR	ALDI TEXAS LLC

FILE NUMBER: Z145-167(OTH)

DATE FILED: January 23, 2015

LOCATION: West side of Old Hickory Trail, north of West Daniieldale Road

COUNCIL DISTRICT: 8

MAPSCO: 73-G & 73-L

SIZE OF REQUEST: Approx. 13.05 acres

CENSUS TRACT: 166.05

OWNER: US Real Estate Ltd Partnership

APPLICANT: Seefried Properties

REPRESENTATIVE: Jonathan Stites

REQUEST: An application for an IR Industrial Research District with volunteered deed restrictions on property zoned an A(A) Agricultural District.

SUMMARY: The applicant proposes to develop the property for warehouse uses. The applicant is volunteering deed restrictions similar to the adjoining property to the north restricting the height of the development to 55 feet, the floor area ratio to 0.5 and limiting retail uses. The request site was recently annexed into the City of Dallas as A(A) Agricultural zoning. The applicant owns the adjoining site to the north, which is approximately 95 acres.

STAFF RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed zoning district will be consistent with the existing development in the surrounding area. The multifamily zoning district to the north currently adjoins IR zoning of which the subject will be a part. The extension of this IR district to the south will not negatively impact the multi-family property.
2. *Traffic impact* – The proposed development is located on a collector street. The surrounding street system can accommodate the request.
3. *Comprehensive Plan or Area Plan Conformance* – The forwardDallas! Comprehensive Plan states that this area is within the Business Center Corridor Building Block. The requested zoning district and proposed development are generally consistent with the Business Center Corridor Building Block.

Zoning History: There has been one recent zoning change in the area:

1. **Z112-154** On April 11, 2012, the City Council approved an amendment to the existing deed restrictions on property located on the west side of Old Hickory Trail, north of W. Daniieldale Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Old Hickory Trail	Collector	60 feet

STAFF ANALYSIS:**Comprehensive Plan:**

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

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

IR Industrial Research districts have the least intense industrial uses. They also exclude more intense commercial uses. Given the existing area, the request is generally in conformance with the Comprehensive Plan.

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped
North	IR	Undeveloped
East	A(A)	Undeveloped & industrial complex
South	City of DeSoto	Industrial complex
West	City of DeSoto	Undeveloped

Land Use Compatibility:

The request site is approximately 13 acres and is currently undeveloped. The property is currently surrounded by undeveloped land and industrial parks. Some multifamily residential is located to the north of the proposed site at approximately 1,300 feet. No other residential or retail uses are in the area.

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

Landscaping:

All landscaping for the proposed development must comply with the requirements of Article X.

VOLUNTEERED DEED RESTRICTIONS

DEED RESTRICTIONS

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

I.

The undersigned, US REAL ESTATE LIMITED PARTNERSHIP, a Texas limited partnership ("the Owner"), is the owner of the property ("the Property") described in Exhibit A (attached hereto and incorporated herein for all purposes).

II.

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

1. The only retail uses allowed are limited uses.
2. Height. Maximum structure height is 55 feet.
3. Floor area ratio. Maximum floor area ratio is 0.5.

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

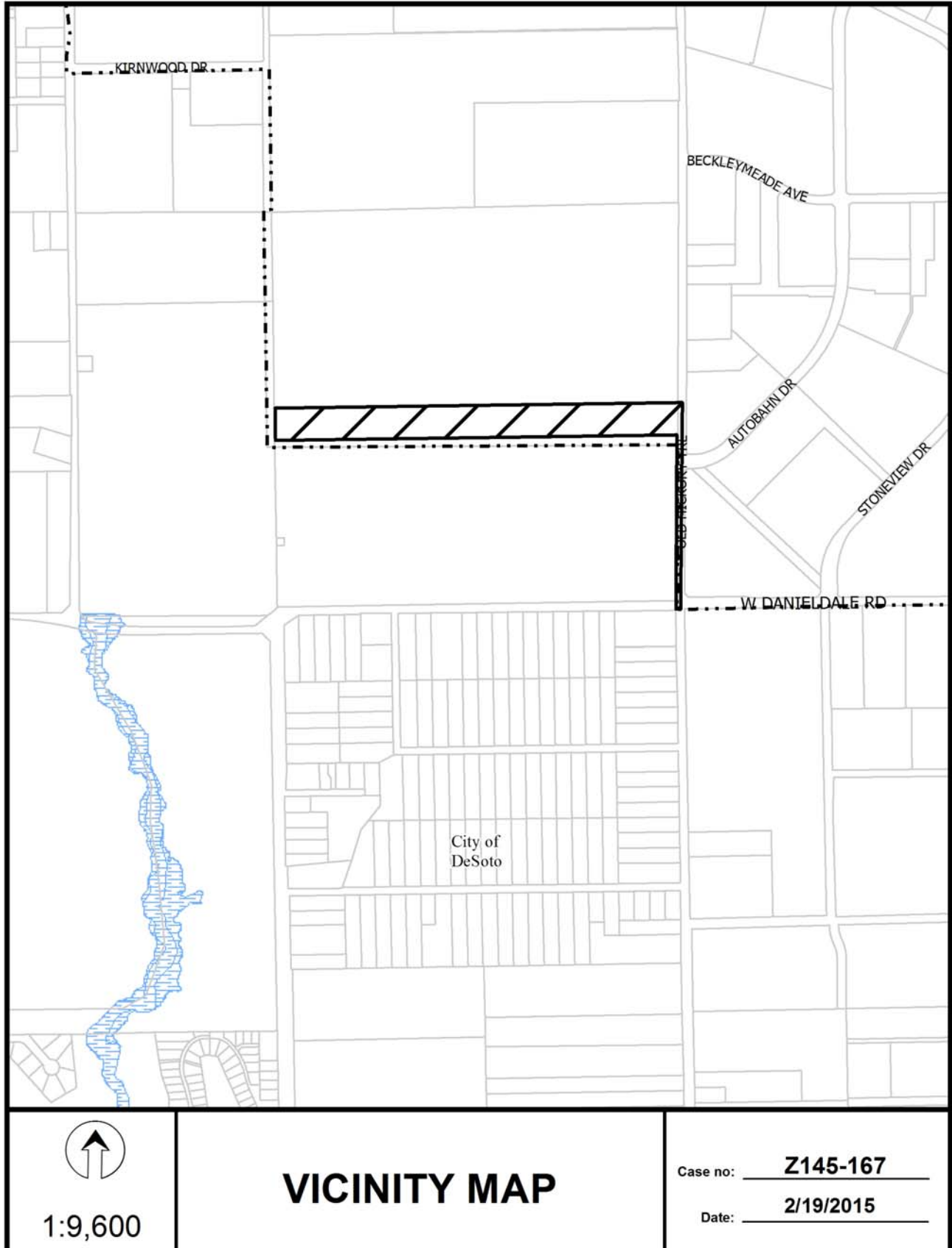
List of Partners

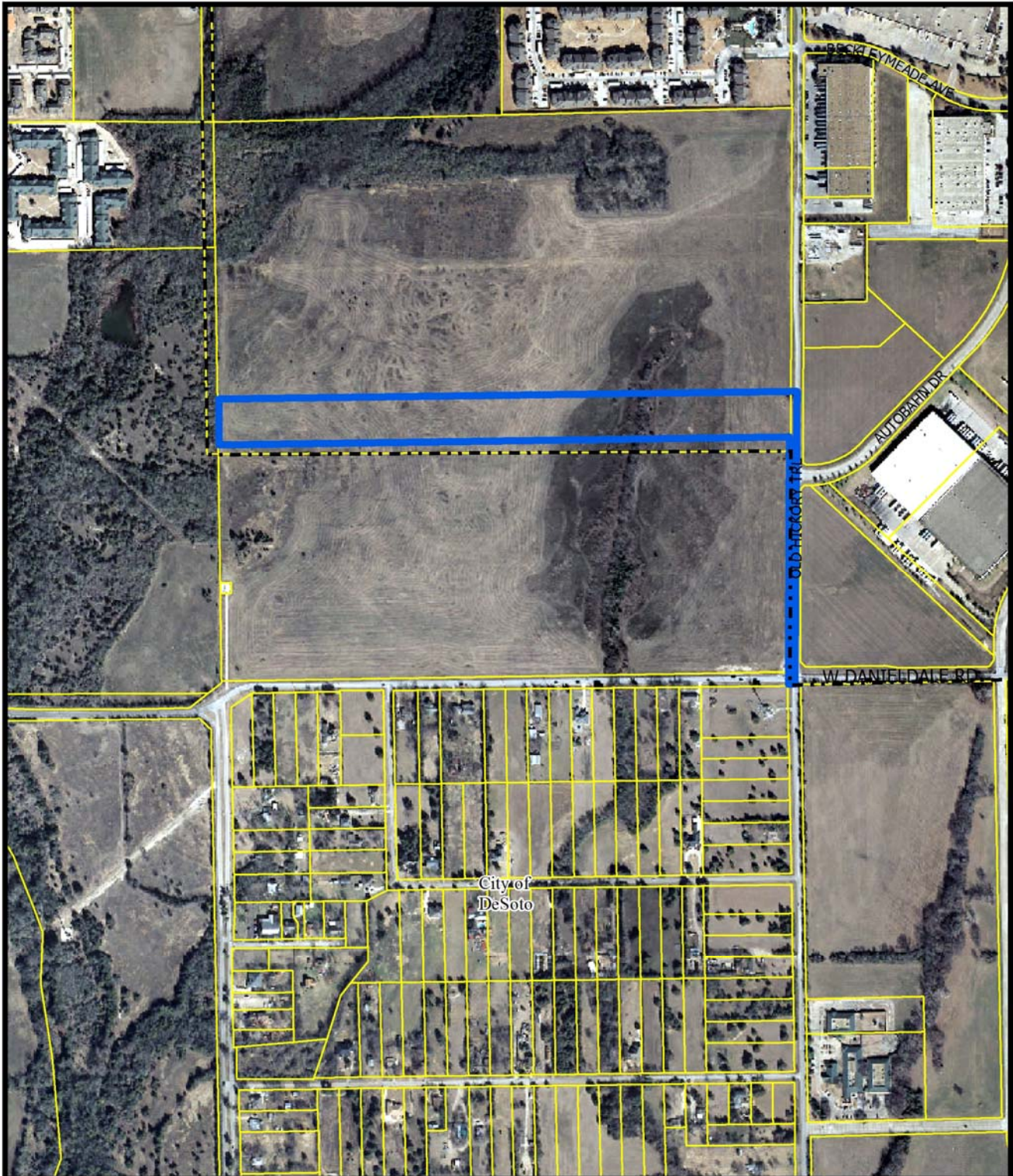
List of officers for USAA Real Estate Company, a Delaware corporation, general partner of US Real Estate Limited Partnership, a Texas limited partnership:

Officers

President and Chief Executive Officer	Leonard J. O'Donnell	
Chief Financial Officer	James Hime	
Executive Managing Director	Stanley R. Alterman David J. Buck Glen E. Mitts Dirk P.D. Mosis III Bruce C. Petersen Susan T. Wallace	Asset Management Industrial Development Portfolio Manager Portfolio Manager Investments Global Investors Group
General Counsel	Steven A. Waters	Secretary
Assistant General Counsel	Toni M. Fisher James K. Hardin	Assistant Secretary Assistant Secretary

Z145-167(OTH)





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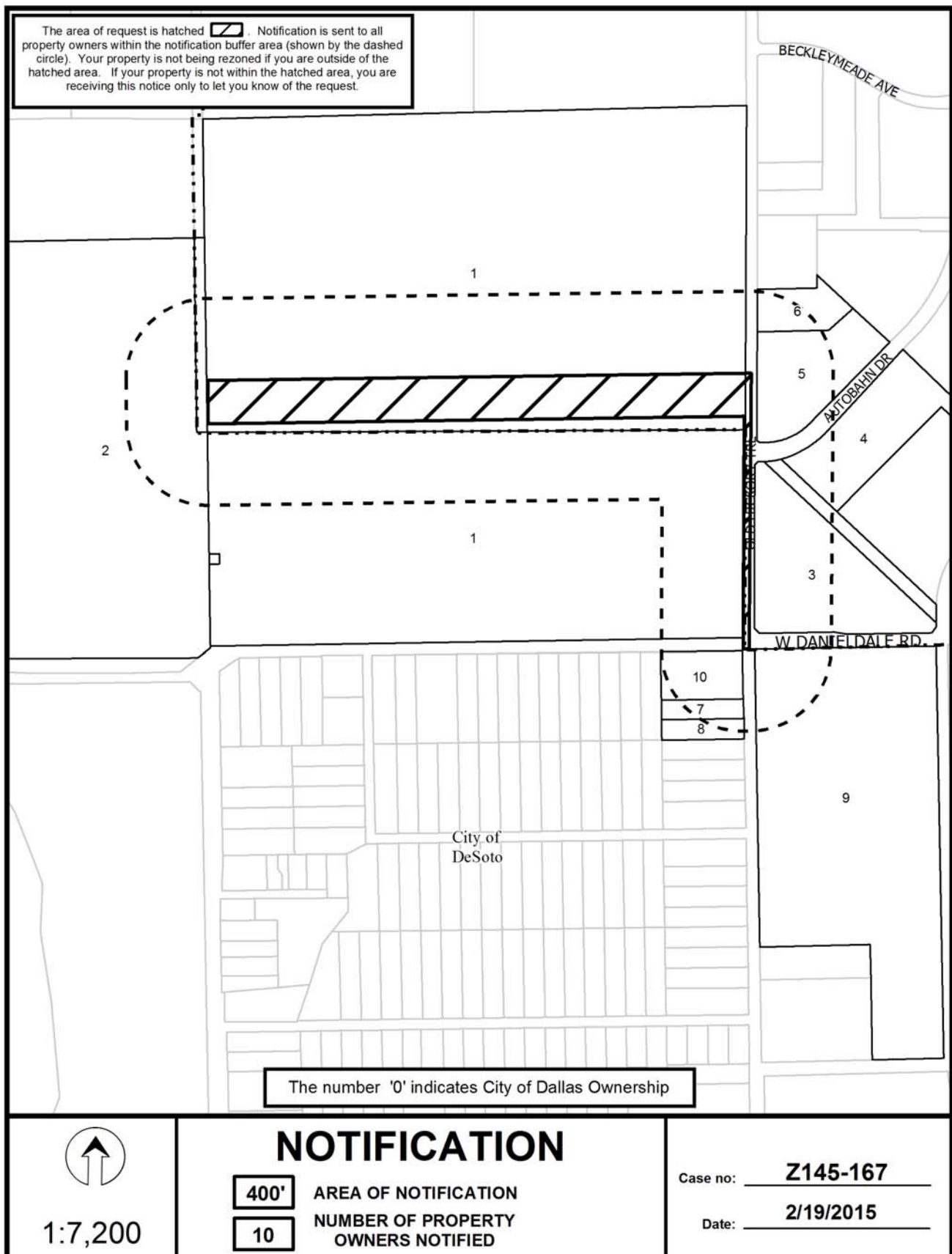
AERIAL MAP

Case no: Z145-167

Date: 2/19/2015







02/19/2015

Notification List of Property Owners
Z145-167

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9201 OLD HICKORY TRL	US REAL ESTATE LP
2	1400 BOLTON BOONE DR	GARFIELD RAYMOND JR
3	9211 STONEVIEW DR	HLC OPPORTUNITIES V LLC
4	9303 STONEVIEW DR	EXETER 9303 STONEVIEW LP
5	9031 AUTOBAHN DR	STONERIDGE I20 AT
6	9100 OLD HICKORY TRL	TEXAS UTILITIES ELEC CO
7	2125 OLD HICKORY TRL	DUQUE ROCIO
8	18 OLD HICKORY TRL	WILLIAMS ANDRE ANTHONY
9	2300 OLD HICKORY TRL	DESOTO DEVELOPMENT LTD
10	9400 OLD HICKORY TRL	AP TOWERS LLC

CITY PLAN COMMISSION**THURSDAY, MARCH 19, 2015****Planner: Olga Torres-Holyoak****FILE NUMBER:** Z145-108(OTH)**DATE FILED:** November 17, 2014**LOCATION:** Southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue**COUNCIL DISTRICT:** 2**MAPSCO:** 35-Z**SIZE OF REQUEST:** Approx. 1.416 acres**CENSUS TRACT:** 9.00**APPLICANT:** Orange Development Company**REPRESENTATIVE:** Rob Baldwin**OWNERS:** NEM Properties; Pedro Montoya; Ruben Flores Ramirez and Raul Flores Ramirez; David Riggio; Taqueria Pedritos, Inc; Alfredo Arroyo; and Estela Arroyo**REQUEST:** An application for a Planned Development District for CR Community Retail District uses on property zoned an MF-2(A) Multifamily District and a CR Community Retail District located southeast of Capitol Avenue, between Bennett Avenue and North Fitzhugh Avenue.**SUMMARY:** The applicant proposes to develop the property with an approximately 15,000-square-foot general merchandise or food store use [CVS proposed]. However, all uses in CR would be permitted within the PD. It should be noted that this application has been amended to a Planned Development District. The applicant is requesting a PD to have a development plan and a landscape plan approved by the City Plan Commission and the City Council.**STAFF RECOMMENDATION:** Approval, subject to development plan, landscape plan and conditions.**CPC PREVIOUS ACTION:** On February 19, 2015 and March 19, 2015, the City Plan Commission held this case under advisement. The request has been expanded and revised to include a Planned Development District.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed planned development district will be compatible with the existing development in the surrounding area. The property is surrounded by single family, multiple family, restaurant and retail uses. Per Chapter 51A, a CR District provides for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities. The requested PD will complement the existing uses in the area.
2. *Traffic impact* – The proposed development does not have direct access to a major thoroughfare and will have small impact on the existing street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas!* Comprehensive Plan states that this area is within the Urban Neighborhood Building Block. A Planned Development District was submitted to incorporate some of the elements of the Urban Neighborhood building block such as a minimum 6-foot sidewalk along Capitol Avenue, a vegetated buffer between the sidewalk and travel lines, maintaining the alley access through the property, parking behind the proposed building, and vegetation to screen the parking that might be visible from the streets.
4. *Justification for a Planned Development District* – The applicant is providing development and landscape plans that will provide some of the Urban Neighborhood building block that otherwise would not be provided with a straight zoning district change.

Zoning History: There has been one recent zoning change in the area within the last five years.

1. Z101-321 On January 25, 2012, the City Council approved a Planned Development District for Multifamily District Uses on property located on the southeast side of Capitol Avenue between Garrett Avenue and Bennett Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Fitzhugh Avenue	Local	100 feet
Capitol Avenue	Local	100
Bennett Avenue	Local	80 feet

STAFF ANALYSIS:**Comprehensive Plan:**

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

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

Land Use Compatibility**Surrounding Land Uses:**

	Zoning	Land Use
Site	MF-2(A)	Single Family
Northeast	PD No. 860	Multifamily
Southeast	MF-2(A)	Single Family and Multifamily
Southwest	CR & MF-2(A)	Single Family & Retail
Northwest	CR & PD No. 763	Retail & Multifamily

The property comprises eight lots currently developed with single-family structures in a multifamily district. The property is adjacent to single-family residential to the southeast and a restaurant and retail to the southwest. Surrounding uses are multifamily uses to

the north; and retail, single family and multifamily to the south and southwest. The surrounding area is experiencing a lot of development with more dense residential uses.

The proposed planned development district will permit uses that will service the denser residential neighborhood within a minimal distance.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 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%	Proximity Slope	Multifamily, duplex, single family
Proposed							
PD for CR Community retail uses	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	36' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. Parking will be provided as shown in the development plan.

Landscaping:

A landscape plan has been provided that meets the requirements of Article X. Typically, landscaping that meets the requirements of Article X are not provided with planned development and specific use permit requests. However, in this instance, the applicant wants to specify the landscaping and make it part of the planned development district approval.

ARTICLE ____.

PD ____.

SEC. 51P-____.101.

LEGISLATIVE HISTORY.

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

SEC. 51P- ____ .102.

PROPERTY LOCATION AND SIZE.

PD ____ is established on property located at _____. The size of PD ____ is approximately _____ acres.

SEC. 51P- ____ .103.

DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- ____ .104.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape plan.

SEC. 51P- ____ .106.

DEVELOPMENT PLAN.

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

SEC. 51P- ____ .107.

MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR

Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community 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 CR Community Retail District is subject to DIR in this district; etc.

SEC. 51P-____.108. ACCESSORY USES.

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

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

(b) Maximum structure height is 36 feet.

SEC. 51P-____.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.

(b) Maximum height for parking lot lighting poles is 12 feet.

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

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls. (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 510 113. FENCING

(a) Minimum height for the required screening fence for residential adjacency as shown on the development plan is eight feet. The screening fence must be constructed of wood panels with brick columns or entirely of brick.

SEC. 51P- ____ .114. SIGNS.

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

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

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

(c) Building facade materials are limited to masonry. Cement board siding, stucco, and Exterior Insulation Finish System (EFIS) are considered masonry materials.

SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

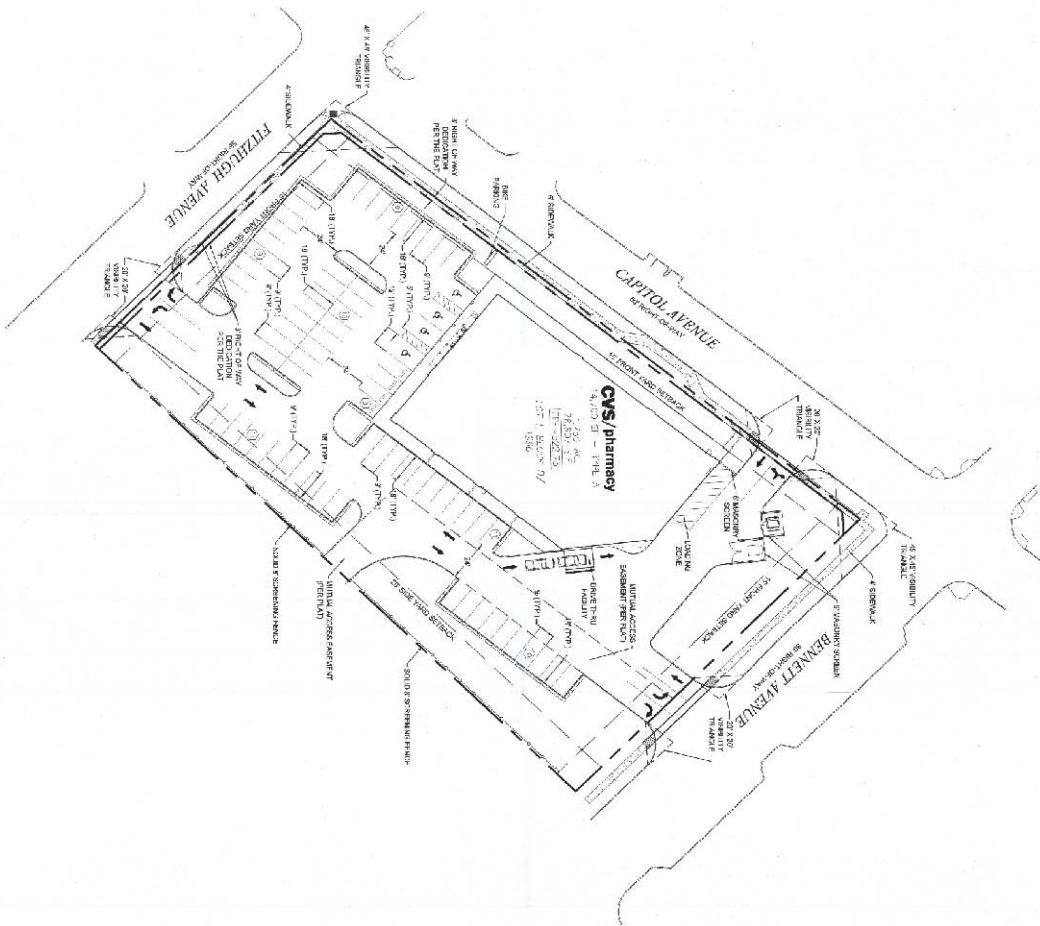
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

PROPOSED DEVELOPMENT PLAN



DEVELOPMENT PLAN
SCALE: 1" = 30'-0"



VICINITY MAP
NOT TO SCALE

DEVELOPMENT PLAN

CALCULATIONS INCLUDE ENTIRE PROJECT SITE, AS FOLLOWS:
SITE AREA: 1.759 AC (76,607 SF)
BLDG. AREA: 14,700 SF
USE: RETAIL
YARDS PER CR (COMMUNITY RETAIL) ZONING
REQ. PARKING (1/220 SF FOR BLDG. OVER 10,000 SF): 67 SPACES
PROVIDED PARKING: 74 SPACES

CVS/pharmacy
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN
ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.726.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

03/02/15

PROJECT NUMBER

CASP NUMBER

Z145-108

List of Partners

OWNERS:

NEM Properties

Naomi Escobar, officer
Erma Sendrowski, officer
Mary Gonzalez, officer

Pedro Montoya

Ruben Flores Ramirez and Raul Flores Ramirez

David Riggio

Taquerias Pedritos, Inc.

Pedro Montoya, President
Jose Montoya, Vice President

Alfredo Arroyo and Estela Arroyo

APPLICANT:

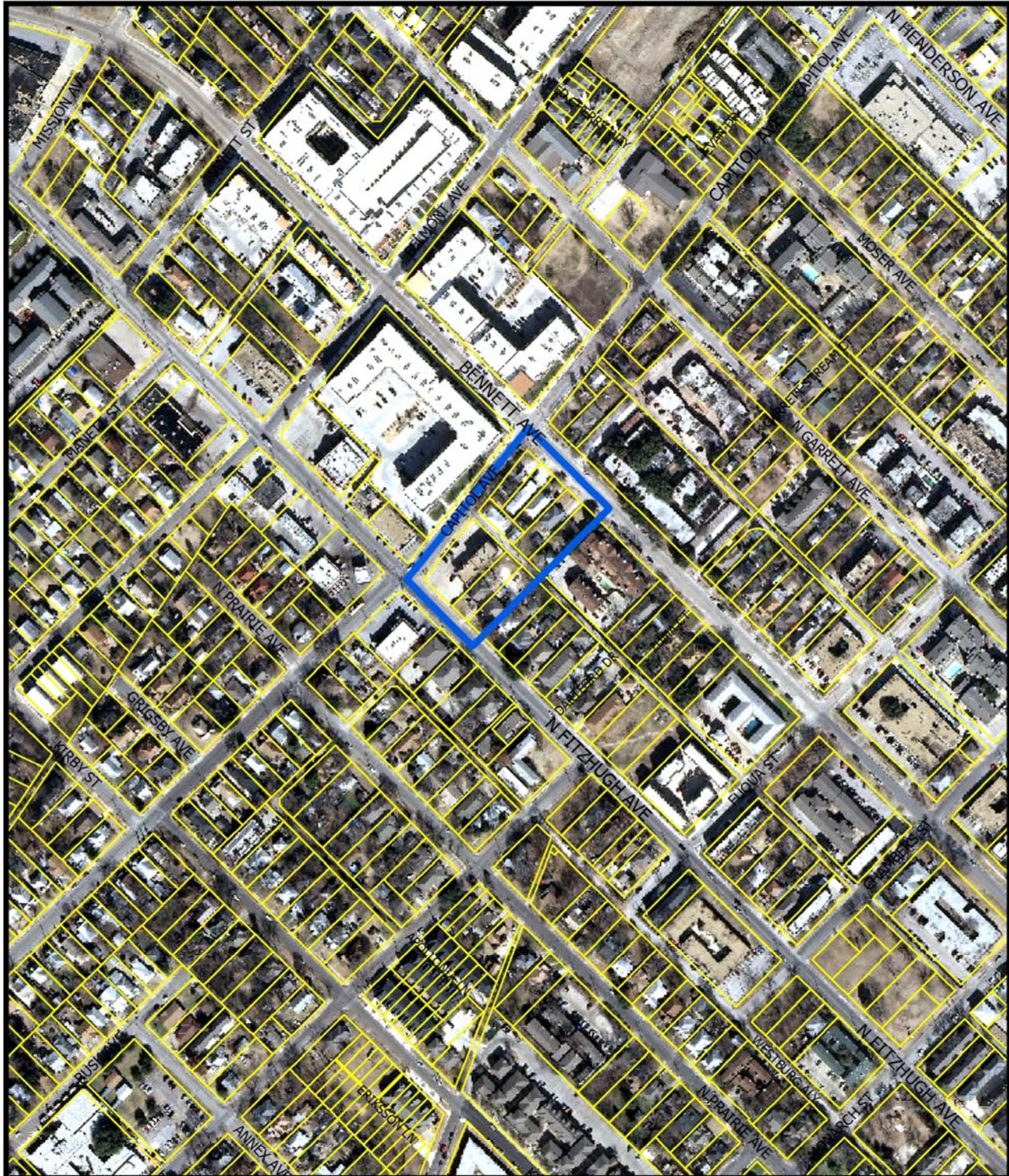
Orange Development Company

Jason Price, President/ owner
Donn Fizer, Vice President
Gregory Griffith, Vice President

VICINITY MAP

Case no: **Z145-108**

Date: **3/4/2015**

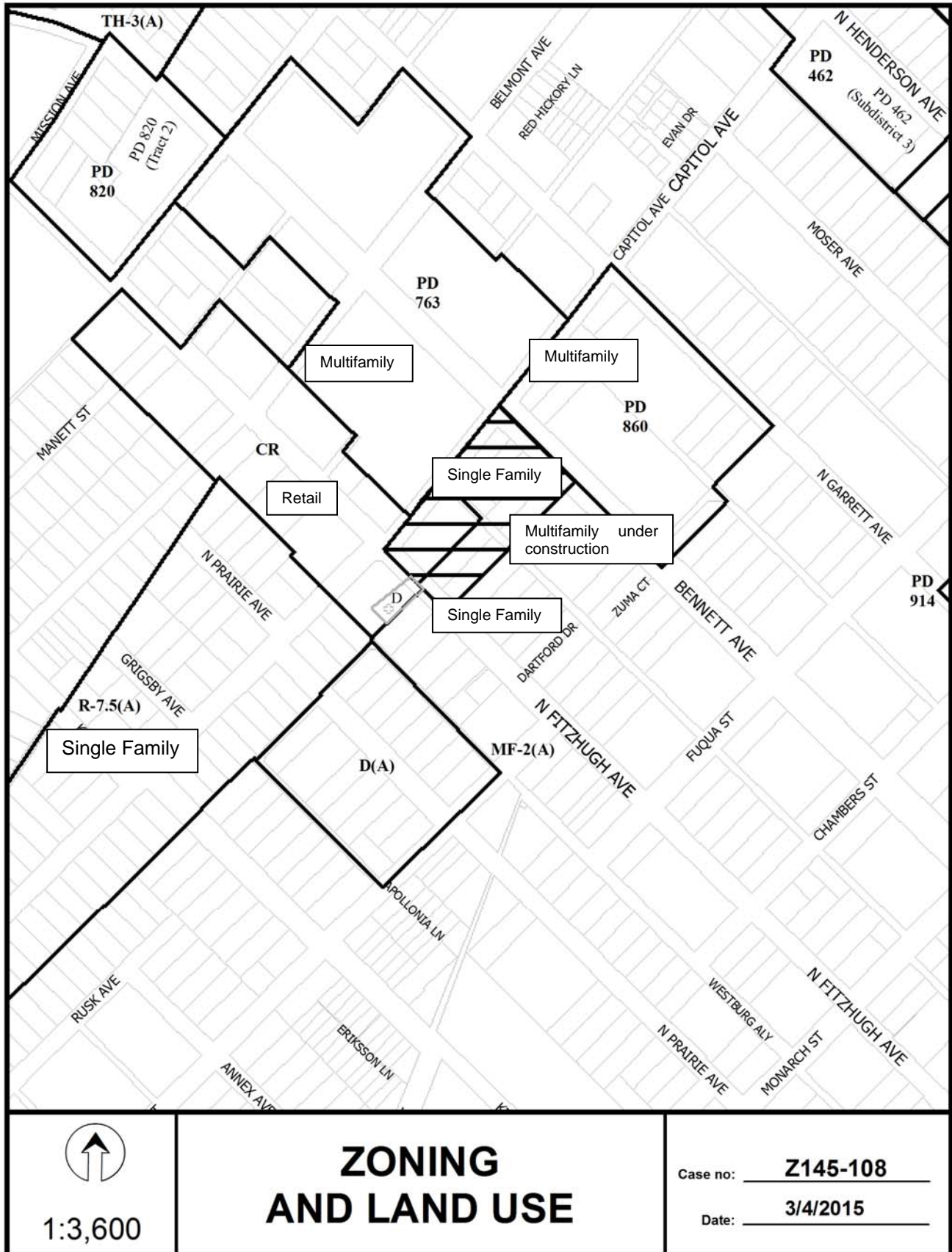


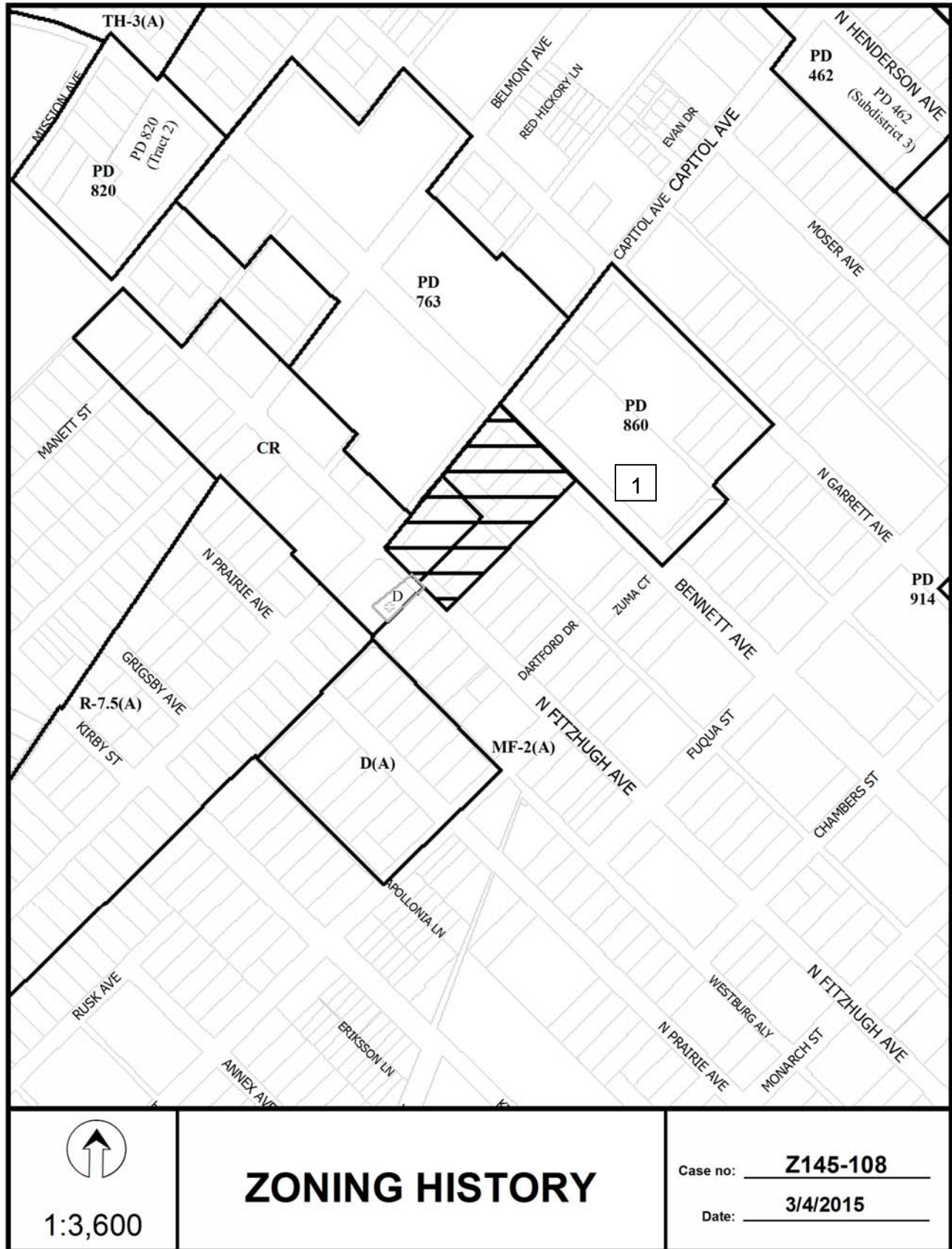
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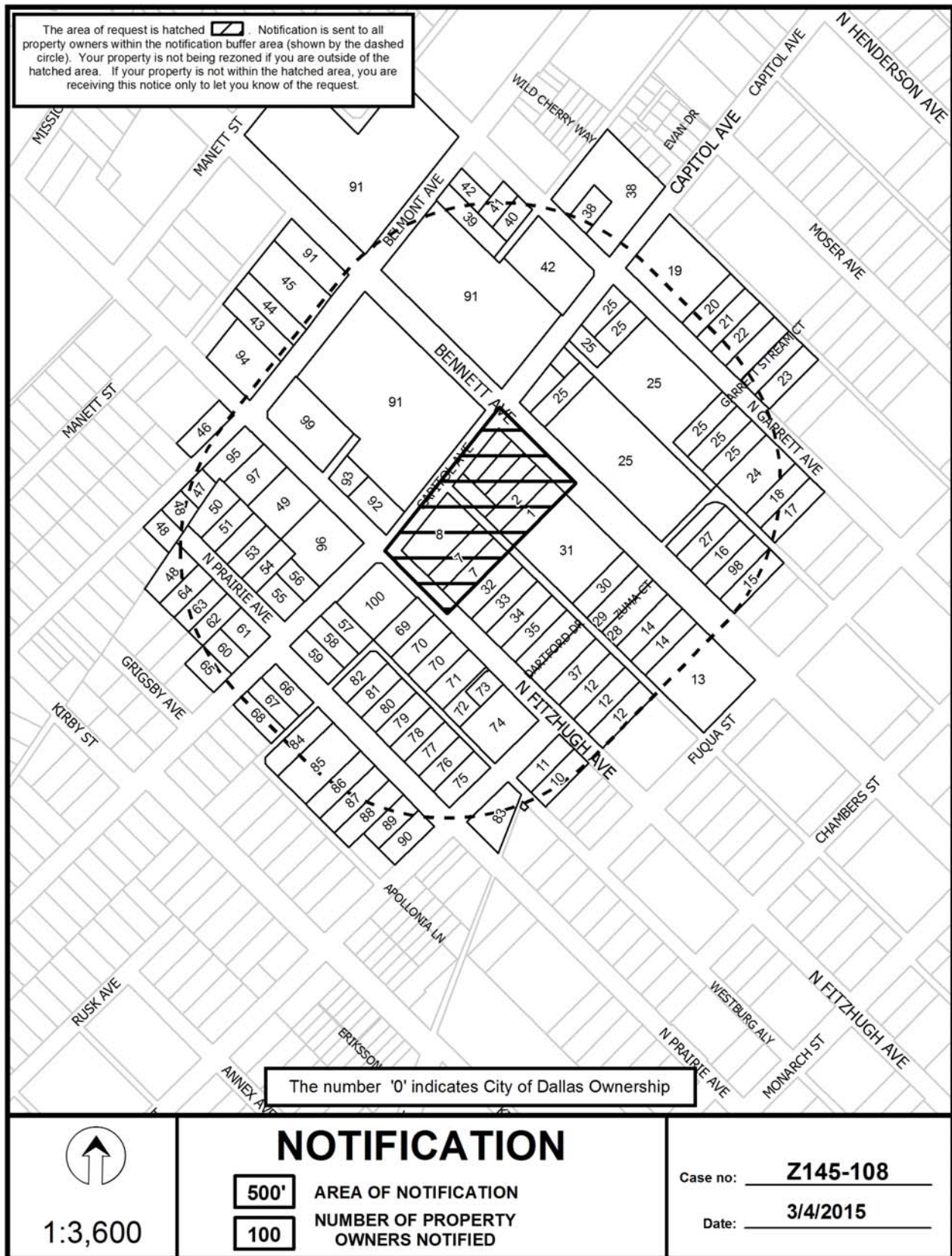
AERIAL MAP

Case no: **Z145-108**

Date: **3/4/2015**







03/04/2015

Notification List of Property Owners***Z145-108******100 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2307 BENNETT AVE	NEM PROPERTIES LLC
2	2311 BENNETT AVE	NEM PPTIES LLC
3	2315 BENNETT AVE	ARROYO ESTELA
4	4918 CAPITOL AVE	MONTOYA PEDRO
5	2317 BENNETT AVE	RIGGIO DAVID
6	2321 BENNETT AVE	RAMIREZ RUBEN F &
7	2310 FITZHUGH AVE	TAQUERIA PEDRITOS INC
8	4910 CAPITOL AVE	MONTOYA PEDRO
9	4800 LAFAYETTE ST	ENSERCH CORP
10	2115 FITZHUGH AVE	MEZA KARLA
11	2117 FITZHUGH AVE	SYED SHAZAD
12	2114 FITZHUGH AVE	LARKSPUR FITZHUGH LP
13	2109 BENNETT AVE	SEAHORSE HOLDINGS LP
14	2119 BENNETT AVE	JGH LLC
15	2112 BENNETT AVE	DOMINGUEZ MARIANO &
16	2122 BENNETT AVE	TORREZ JUAN & MARIA
17	2117 GARRETT AVE	HERNANDEZ SALVADOR
18	2121 GARRETT AVE	VILLAREAL AMPARO
19	2316 GARRETT AVE	TOLUCA SQUARE LTD
20	2308 GARRETT AVE	MORALES JULIA R EST OF
21	2304 GARRETT AVE	KEMP JACK R
22	2226 GARRETT AVE	MARTINEZ JOSEPHINE LIFE ESTATE
23	2220 GARRETT AVE	TDI GARRETT AVENUE LTD
24	2201 GARRETT AVE	OHIRHIAN SAMUEL O
25	2211 GARRETT AVE	JLB BENCAP LP
26	5016 CAPITOL AVE	JLB BEN CAP LP

03/04/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2202 BENNETT AVE	DIAZ MARICELA
28	2201 BENNETT AVE	UPTOWN EAST PTNRS LLC
29	2207 BENNETT AVE	UPTOWN EAST PTNRS LLC
30	2211 BENNETT AVE	MURILLO JOB ESTATE OF
31	2223 BENNETT AVE	RIGGIO DAVID A
32	2302 FITZHUGH AVE	STUBING RICHARD S
33	2222 FITZHUGH AVE	ZAMBRANO FRANCISCA
34	2216 FITZHUGH AVE	HOLMES JOHN B
35	2212 FITZHUGH AVE	2212 FITZHUGH LLC
36	2208 FITZHUGH AVE	LARKSPUR IVY II LP
37	2206 FITZHUGH AVE	LARKSPUR IVY II LP
38	2406 GARRETT AVE	AGAPE UNITED METHODIST
39	5022 BELMONT AVE	SUMMERS MARSHALL
40	2421 GARRETT AVE	TREVINO MARIA ANA
41	2425 GARRETT AVE	ROWLAND MARKA L EST OF
42	5026 BELMONT AVE	BELMONT BENNETT AVENUE LLC
43	4911 BELMONT AVE	WANG ALERN TR &
44	4915 BELMONT AVE	WANG ALERN &
45	4919 BELMONT AVE	HIBBERT MICHEL D TR
46	2503 FITZHUGH AVE	MANZANARES JOE B
47	4816 BELMONT AVE	WESTCO FAMILY PROPERTIES LLC
48	4810 BELMONT AVE	ABSTRACT PROPERTIES LLC
49	2403 FITZHUGH AVE	2403 FITZHUGH LLC
50	2426 PRAIRIE AVE	DELGADO JUAN R
51	2422 PRAIRIE AVE	LUNA TERESA & GERARDO
52	2416 PRAIRIE AVE	PARKINS MARIYAM & GARY
53	2414 PRAIRIE AVE	SOTO TERESA
54	2410 PRAIRIE AVE	MARTINEZ JOSE C
55	4805 CAPITOL AVE	BOLTEX HOLDINGS LTD
56	4809 CAPITOL AVE	FLORES PEDRO A
57	4810 CAPITOL AVE	MILAGRO HOME COMPANY

03/04/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4804 CAPITOL AVE	GARCIA MARIO R & ROSA I
59	4802 CAPITOL AVE	WEBSTER CAROL K
60	4723 CAPITOL AVE	LOPEZ ANTONIO & CARMEL
61	4727 CAPITOL AVE	OSTERMANN CHARLES J
62	2411 PRAIRIE AVE	DEHN KRYSSI LYNN
63	2415 PRAIRIE AVE	CAMACHO MARCO A
64	2419 PRAIRIE AVE	ABSTRACT PROPERTIES LLC
65	4719 CAPITOL AVE	GUTIERREZ CARMEN GOMEZ
66	4730 CAPITOL AVE	SANDOVAL INES EST OF
67	4726 CAPITOL AVE	MARQUEZ REYNALDO ETAL
68	4722 CAPITOL AVE	ALONSO J MARTIN &
69	2313 FITZHUGH AVE	ALCALA WILLIE
70	2309 FITZHUGH AVE	ROLLING CASH AMBASSADOR LP
71	2217 FITZHUGH AVE	TREJO ROBERTO R
72	2215 FITZHUGH AVE	EDC HOME RENTALS LLC
73	2211 FITZHUGH AVE	VAZIRISEPEHR ABNOUS &
74	2203 FITZHUGH AVE	ELDORADO PPTIES INC
75	2300 PRAIRIE AVE	CAMERON JOHN P
76	2304 PRAIRIE AVE	SHAMPAIN RICHARD H
77	2308 PRAIRIE AVE	MARTINEZ ELIA &
78	2312 PRAIRIE AVE	GUERRERO ORALDO
79	2316 PRAIRIE AVE	BUSCH DAVID M &
80	2320 PRAIRIE AVE	BARAJAS JUANITA TR
81	2326 PRAIRIE AVE	IBARRA MARIA G VELAZQUEZ
82	2328 PRAIRIE AVE	PENA LAZARO
83	2222 PRAIRIE AVE	HAN SHIHUA
84	2329 PRAIRIE AVE	RUTHERFORD REGINA LYNN
85	2325 PRAIRIE AVE	BOLTEX HOLDINGS LTD
86	2317 PRAIRIE AVE	CUBIC PTNRS LLC
87	2315 PRAIRIE AVE	MURILLO MARTA
88	2309 PRAIRIE AVE	PENA LAZARO C

03/04/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2305 PRAIRIE AVE	DELAGARZA VIRGINIA
90	2301 PRAIRIE AVE	DIAZ ROCIO ACEVEDO
91	2401 BENNETT AVE	BELMONT BENNETT AVE LLC
92	2408 FITZHUGH AVE	Y & H INV INC
93	2414 FITZHUGH AVE	METROPLEX RESTAURANTS INC
94	2508 FITZHUGH AVE	SIDERIS GEORGE K
95	4824 BELMONT AVE	ARBELAEZ NODIER &
96	2401 FITZHUGH AVE	D N D CORP
97	2429 FITZHUGH AVE	MARTINEZ ANNA MIRIAM
98	2120 BENNETT AVE	RUIZ JAIMIE
99	2420 FITZHUGH AVE	ROADE PROPERTIES LTD
100	2325 FITZHUGH AVE	FITZHUGH PPTIES LLC

PLANNER: Aldo Fritz**FILE NUMBER:** Z134-329(AF) **DATE FILED:** September 5, 2014**LOCATION:** Southwest corner of Telephone Road and Bonnie View Road**COUNCIL DISTRICT:** 8 **MAPSCO:** 76-L**SIZE OF REQUEST:** Approx. 2.96 acres **CENSUS TRACT:** 167.03

APPLICANT/ OWNER: Jaime Garcia**REPRESENTATIVE:** Frances Zampella

REQUEST: An application for an LI Light Industrial District and a Specific Use Permit for Commercial motor vehicle parking on property zoned an A(A) Agricultural District at the southwest corner of Telephone Road and Bonnie View Road.

SUMMARY: It is the applicant's intention to build a commercial motor vehicle parking lot, maintenance repair shop, and an outside storage on the property. The LI district permits the outside storage and maintenance repair shop by right. The request site is located in an area within close proximity to two major highways, I20 and 45.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a site/landscape plan and conditions.

PRIOR CPC ACTION: On October 23, 2014, the City Plan Commission held this item under advisement for additional communication with the applicant. It was discovered that the applicant also wanted to have a commercial motor vehicle parking lot. Therefore, an SUP was also needed.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The proposed zoning change allows for the integration of a new use within an area that is underdeveloped with a mix of sparse industrial, agricultural, and residential uses. Currently, there are development standards in place that focus on mitigating any potential impacts on neighboring properties. Because the property abuts agricultural zoning, setbacks require that the property have 50-foot front yard setbacks along Bonnie View Road and Telephone Road. The outside storage has to be fenced screened. The applicant is proposing to install a brick/block column fence to further detach the storage from abutting properties.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The commercial vehicle parking lot neither contributes to nor deters the value of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed commercial vehicle parking lot will not be a detriment to the public health, safety, or general welfare. The specific use permit process provides the city an opportunity to establish conditions such as hours of operation and site layout to mitigate any potential negative impacts.
4. *Conforms in all other respects to applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies with all applicable zoning regulations and standards.
5. *Comprehensive Plan or Area Plan Conformance*- The request complies with the Comprehensive Plan's Industrial Building Block for this area. In addition, the zoning request complies with the Southern Sector's Agile Port Area Plan which envisions the area to comprise intermodal freight facilities that can move goods from one transportation system to another (eg. rail to truck) on a huge scale.
6. *Traffic Impact* – Staff has reviewed the request and has determined that the surrounding roadway system can accommodate the additional trips. The area is seeing major infrastructure improvements that include wider lanes and new roads, which allow for improved transportation routes.

Zoning History:

There have been no recent zoning cases within close proximity to the subject site within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Telephone Road	Minor Arterial	80'
Bonnie View Road	Major Arterial	100'

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

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

Industrial Area Building Blocks are important employment centers for Dallas. They occupy large areas of land and are usually situated near significant roads and heavy rail lines. Technological changes in this employment sector and the need to move goods nationwide from a central location have combined to offer a significant number of jobs within these Industrial Areas. Dallas examples include Agile Port, parts of West Dallas along Interstate 30 and the Stemmons industrial area around Irving Boulevard.

The site is located within the Agile Port Industrial Area Plan site. This area is considered to be a highly sophisticated information-based industry that seeks to minimize inventories and respond to the growing demand for next-day or even several-times a day delivery. Shifts in the warehousing and logistics industry have been accelerated by global trade, containerization and standardized packaging, just-in-time (JIT) inventory management, outsourcing delivery and increased technological capabilities. The result has been a heightened emphasis on economies of scale leading to the emergence of "superhub" distribution locations. This is what the Southern Sector's Agile Port Industrial Area will be—an intermodal freight facilities complex that can move goods from one transportation system to another (eg. rail to truck) on a huge scale.

While rezoning the property is consistent with the Comprehensive Plan. The specific use permit for a commercial motor vehicle parking lot at this location may not be the best long-term fit for this location if the area can assume the vision. Therefore, automatic renewals are not recommended at this time.

The Agile Port Area Plan:

Described as the Agile Port Area, the site is located near several interstate highways and airports, Union Pacific's Dallas Intermodal Terminal, and contains ample vacant lands. The Agile Port Area Plan predicts this area to provide an important employment center for Dallas that is industrial based. Industrial areas typically occupy large tracts of land and are near major roads and heavy rail lines. Technological changes in this

employment sector and the need nationwide for efficient intermodal sites mean this area can provide good and accessible jobs for Dallas.

STAFF ANALYSIS:

Land Use Compatibility

Surrounding Land Uses:

	Zoning	Land Use
Site	A(A)	Undeveloped/Vacant
North	A(A)	Single Family Home
East	IR	Undeveloped/Vacant
Southwest	A(A)	Undeveloped/Vacant
Northwest	A(A)	Undeveloped/Vacant

The subject site is currently an undeveloped site with the zoning category of A(A). It is the applicant's intention to use the site for a location to store and repair Commercial Motor Vehicles such as 18-wheelers and trucks. In addition, the applicant would like to have a 4,800-square-foot metal structure to be used as a covered area to conduct maintenance and repairs to the trucks when needed. The request site is surrounded by agricultural uses and two major highways, Interstates 20 and 45. Directly adjacent to the property is land that is underdeveloped with minimal residential due to the fact that the land falls into A(A) which limits 1 dwelling unit per 3 acres. The closest residential home is approximately 300 feet to the property line of the subject site.

The development of the subject site is limited due to the street frontage's setback requirement which dictates that if street frontage within a block is divided by two or more zoning districts, the front yard of the entire block must comply with the requirements of the district with the greatest front yard requirement. In this case, the A (A) Agricultural zoning district is the greater requirement with a 50-foot front yard setback.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agriculture	50'	20/50"	1 dwelling Unit/3 acres	24'	10%	N/A	Agricultural & Single Family
Proposed							

<u>DISTRICT</u>	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
LI, Light Industrial	15'	30' adjacent to residential OTHER: No Min	1.0 FAR overall .75 office/retail .5 retail	70' 5 stories	80%	proximity Slope Visual Inclusion	Commercial & Business service, supporting retail & personal service & office

Landscaping:

While a landscape plan is not required to be submitted with this application if it meets or will exceed the regulations in Article X, the applicant has provided a landscape plan that meets Article X given the transitional nature of the surrounding area and the nature of the proposed use.

Z134-329(AF)

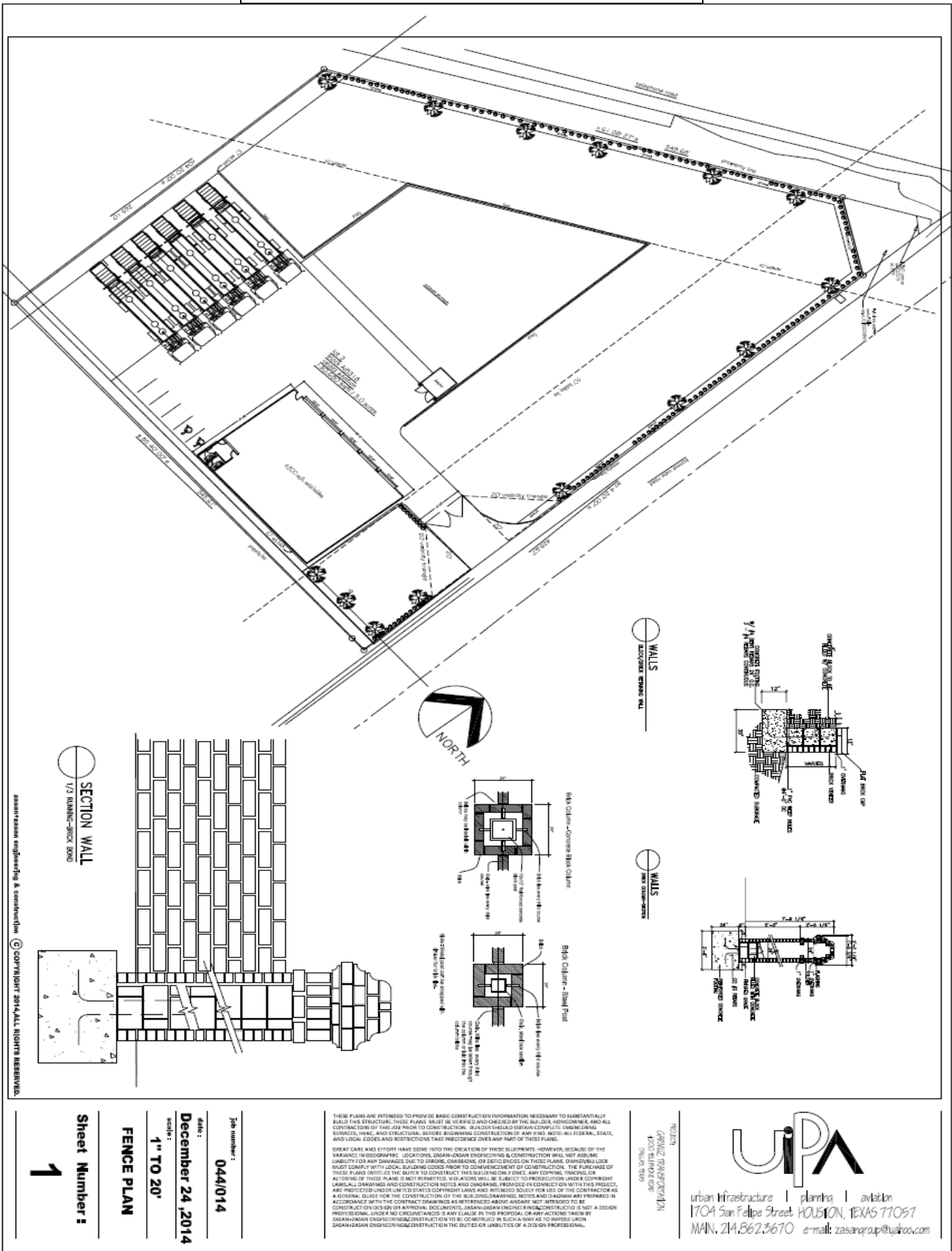
Partners/Principals/Officers:

Jaime Garcia, Sole Owner

PROPOSED CONDITION
SUP CONDITIONS
Z134-329

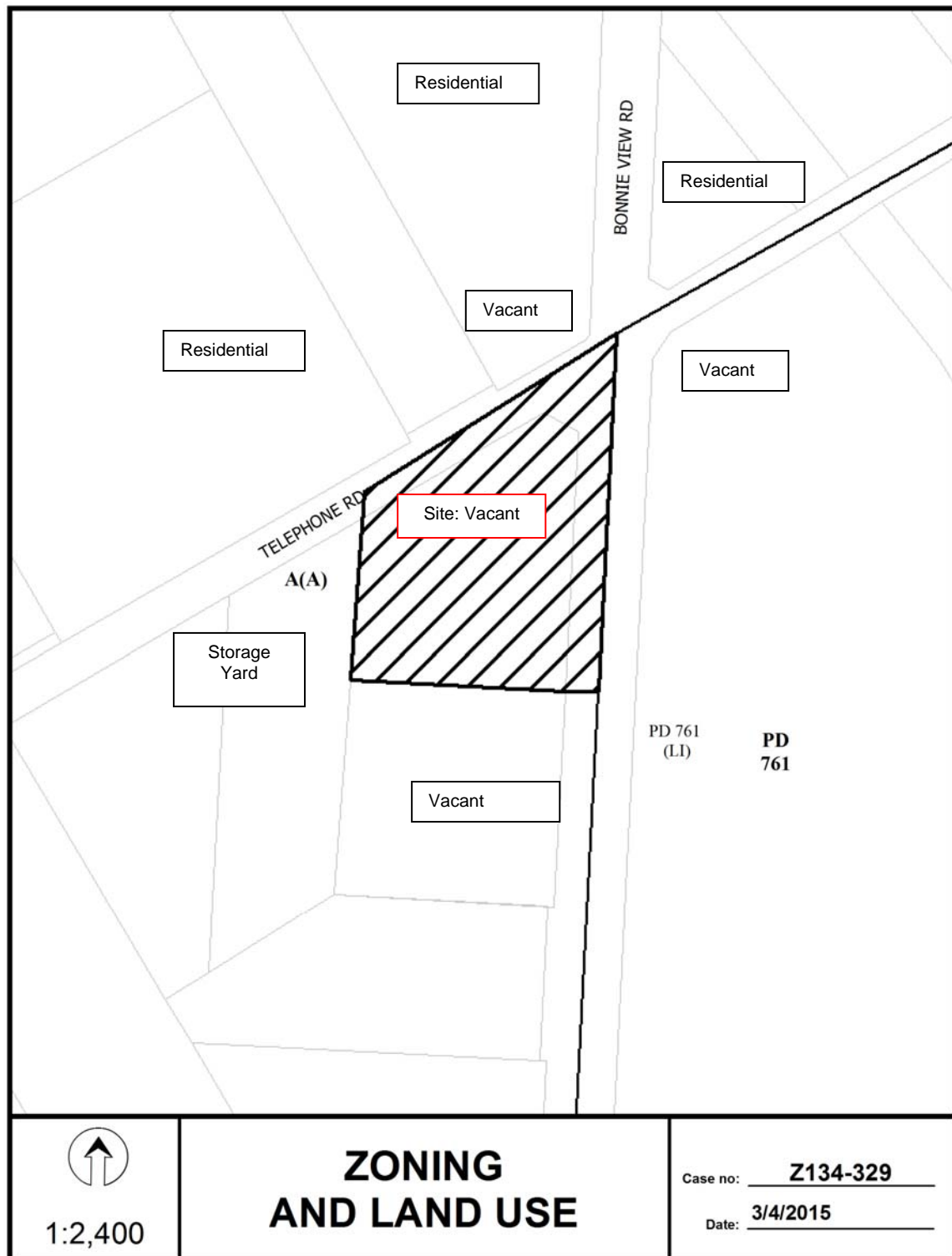
1. USE: The only use authorized by this specific use permit is a commercial vehicle parking lot.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan.
3. TIME LIMIT: This specific use permit expires on ____ (five years from the passage of this ordinance).
4. FLOOR AREA: The maximum floor area is 2.96 acres. The location to be used for specifically for commercial vehicle parking is shown on the attached site plan.
5. HOURS OF OPERATION: The commercial vehicle parking lot may only operate between 12:00 a.m. (midnight) and 11.59 p.m., Monday through Sunday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. LANDSCAPING: Landscaping must be provided and maintained in accordance with the attached site/landscape plan.
8. PARKING: All off-street parking spaces, vehicular maneuvering area, and driveways must be paved.
9. SCREENING: Solid screening must be provided in the locations as shown on the site plan.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

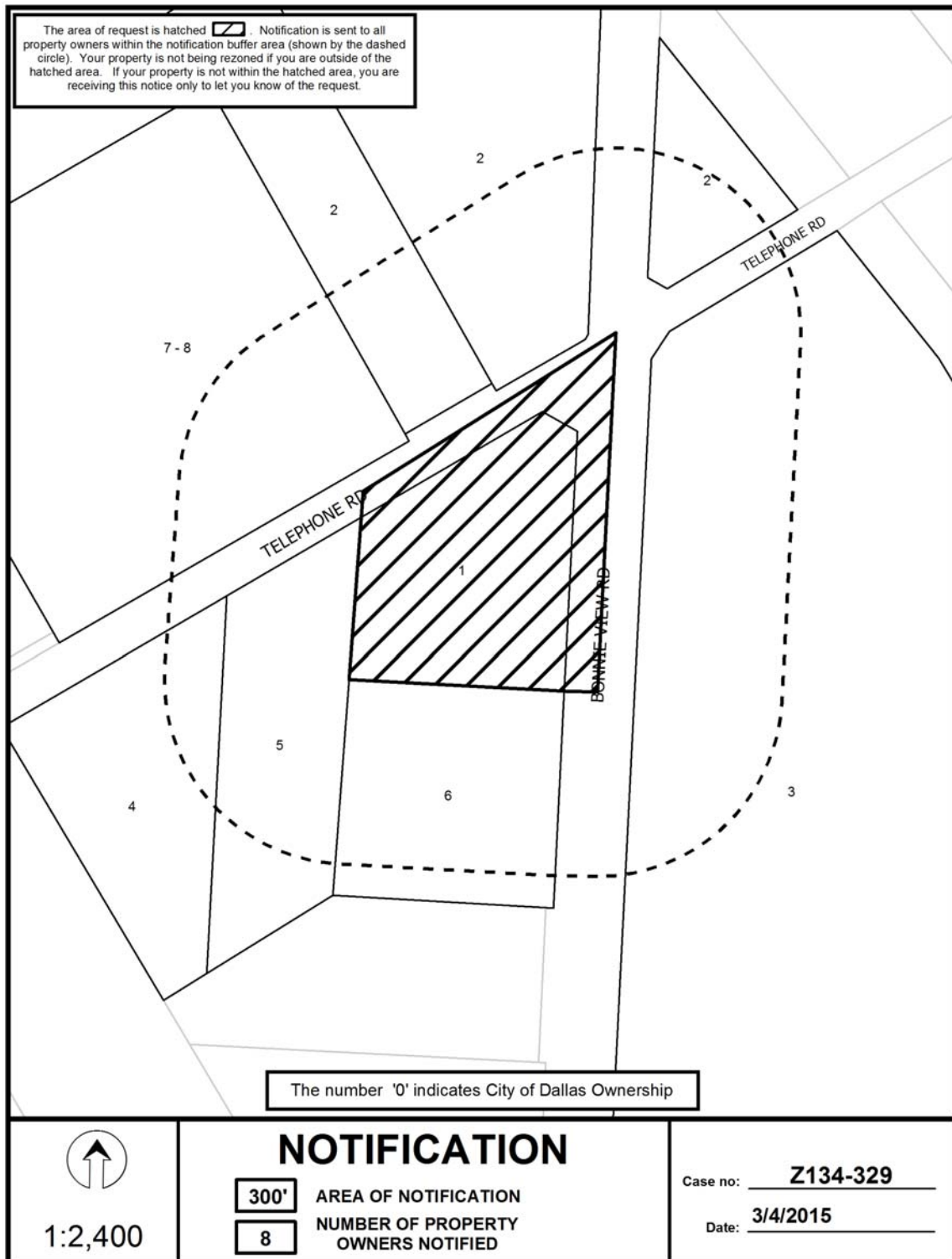
Proposed Site Plan/Landscape Plan











03/04/2015

Notification List of Property Owners

Z134-329

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4200 TELEPHONE RD	GARCIA JAIME
2	4241 TELEPHONE RD	SKIEF CLEMMIE
3	9300 BONNIE VIEW RD	DLH MASTER LAND HOLDING LLC
4	4200 TELEPHONE RD	SOTO JUAN CARLOS CRUZ
5	4200 TELEPHONE RD	BENSON FREDDIE LEE &
6	9300 BONNIE VIEW RD	GOOLSBY WILLARD J
7	4125 TELEPHONE RD	SKIEF CLEMMIE
8	4125 TELEPHONE RD	SKIEF CLEMMIE

FILE NUMBER: Z145-145(AF)

DATE FILED: December 17, 2014

LOCATION: Northeast corner of East Northwest Highway and North Central
Expressway

COUNCIL DISTRICT: 13

MAPSCO: 26-T

SIZE OF REQUEST: Approx. 7.029 acres

CENSUS TRACT: 78.22

APPLICANT/OWNER: 8750 NCE Dallas, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a GO(A) General Office District.

SUMMARY: It is the intention of the applicant to integrate a mix of uses like retail and restaurant that can further compliment the office space that is already on site. The development standards in GO(A) and MU-3 are similar. However, they differ in terms of the land uses permitted. The subject site encompasses a 20 story office tower, 6 story parking structure, and a surface parking lot. It is the applicant's intention to develop the surface parking lot with uses that can further compliment the uses that are currently on site and across the street. In the immediate future, residential uses are not anticipated; however, MU-3 would permit residential uses if the owner chose to incorporate them. MU-3(SAH) Mixed Use Affordable Housing zoning is to the north.

STAFF RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On February 19, 2015, the City Plan Commission held this item under advisement for additional communication with the applicant. After further analysis, the applicant decided to volunteer deed restrictions prohibiting residential uses.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The site itself currently has an office building, parking structure, and surface parking and is located less than half a mile away from the Park Lane Multi-Modal Dart Station. Across the street on the north side is a mixed use development with a grocery store, office, apartments, restaurants, and retail. On the south side, two office buildings and a hotel are located with a large surface parking abutting the Dart Rail, and running along Greeneville Avenue. The location itself allows the opportunity to build a development that can complement the mix of uses that are currently present at the intersection on the north side. In the attempt to streamline development and retail uses that is consistent with the land use pattern that currently exists, the applicant requests to include a list of deed restrictions that prohibit specific uses. The deed restrictions prohibit some uses that are conducive of creating a successful mixed use development like residential uses. It is recommended to allow for residential uses on the site to maximize the development potential of the site.
2. *Traffic impact* – Staff has reviewed the request and has determined that the surrounding roadway system can accommodate the additional trips.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the *forwardDallas!* Comprehensive Plan for the Area. In addition, the Vickery Meadow TIF District and PID are located less than half a mile away, which creates calls for the redevelopment of the area just north of the subject site.

Zoning History:

1. Z134-110 On June 25, 2010, City Council approved a Planned Development District, subject to a subdistrict map and conditions, approved termination of Specific Use Permit No. 416 and Specific Use Permit No.1272, and approved the termination of deed restrictions
2. Z134-273 On November 12, 2014, City Council approved a Specific Use Permit for a private school on property zoned an MU-3(SAH) Mixed Use Affordable District with deed restrictions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Northwest Highway	Major Arterial	80'
North Central Expressway	Highway	300'

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 roadway system.

Land Use:

	Zoning	Land Use
Site	GO(A)	Office
North	MU-3(SAH);SUP 2120	Grocery, Retail, Office, Residential
East	PD 488	Government
South	PD 595, R-5(A)	Trinity Levy
West	RR	Retail (North Park Mall)

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

access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Urban mixed-use districts will incorporate housing, jobs and commercial activity in strategic locations throughout the city. These areas will be linked to the rest of the city by means of the transit system and will be designed to encourage pedestrian mobility.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Policy 5.2.4 Enhance retail, industrial and business operations.

Area Plans:

The subject site is located less than half-mile away from the boundaries of two major areas the City has focused major efforts in and has created a framework for development along with a funding mechanism to pay for major infrastructure improvements and catalysts for economic development. These two major plans are the Vickery Meadow TIF District Project Plan and the Vickery Meadow Public Improvement District (VMPID).

The Vickery Meadow TIF District Project Plan provides a long term program to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Vickery Meadow TIF District. This program is intended to encourage private development and public infrastructure improvements thereby the economics of redeveloping the Vickery Meadow TIF District.

Vickery Meadow Public Improvement District (VMPID) was established in 1993 and was renewed thrice in 1998, 2003 and 2008. The Vickery Meadow area consists of approximately 110 businesses, 11,929 multi-family units and 5 DISD schools. Vickery Meadow Management Corporation manages the PID. The general nature of the service and improvements provided by the PID are to enhance security and public safety, maintenance, economic development activities, special event and other services and activities approved by the Dallas City Council.

Land Use Compatibility:

Currently, the undeveloped surface parking lot serves as a void or disconnection with the development on the north side. The request site is underutilized and isolated nestled between the Dart train tracks, Northwest Highway, and Central Expressway. The surface parking serves to be a void disconnecting the site from mixed use development to the north. Development is occurring all around the site, and it has an opportunity to obtain better cohesion with the surrounding developments through the implementation of restaurants and retail.

The applicant provides for deed restrictions that prohibit uses that are thought to be not conducive for the area, i.e. mortuary, funeral homes, wedding chapels, labor halls, etc. Staff agrees with the purpose of having deed restrictions but not all of them. It is best to restrict these auto-centric uses and minimize the dependency on automobiles. Because of the site's location, proximity to transit and the central business district, it is recommended to allow for residential uses to be located on site. The site is perfect for creating a transit oriented development that allows for a variety of different uses to be mixed. Of the proposed restricted uses, it is recommended to remove from the list the following: Multi-family, residential hotels, retirement housing, and convalescent/nursing homes.

Development Standards:

Existing Zoning							
District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
GO(A) 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; retail and personal service uses as limited uses

Proposed Zoning							
District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
MU-3	15'	20' adjacent to residential OTHER: No Min.	3.2 base 4.0 max + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office; retail and personal service; lodging; residential; trade center

Landscaping:

The landscape requirements of Article X will be triggered if impervious surface is added to the site.

List of Officers

Nce Dallas LLC

John R. Wooten, Vice President

Directors

Susan A. Alafano

Lawrence V. Burkett, Jr.

Daniel J. Fitzgerald

Kenneth L. Hargreaves

Isadore Jermyn

Gary E. Wendlandt

Officers

Alan M. Connor, President

Allan B. Bixby, Treasurer

Thomas J. Finnegan, Jr.

CORNERSTONE REAL ESTATE ADVISERS LLC**Officer List***Effective November 10, 2014*

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Scott D. Brown	President
Thomas G. Dudeck	Chief of Investment Strategy
C.J. Karbowicz	Chief Operating Officer, General Counsel and Secretary
Robert F. Little	Chief Investment Officer – Finance
Robert E. Mahoney	Chief Financial Officer
Lisa A. Howat	Chief Technology Officer
Andrew C. Williams	Chief Investment Officer - Equity
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Graham J. Bond	Managing Director
David Colangelo	Managing Director
Michael Domaingue	Managing Director
R. Bruce Gadd	Managing Director
Michael H. Gately	Managing Director
James A. Henderson	Managing Director
John Kennedy	Managing Director
Timothy P. Kenny	Managing Director
R. Jay Molleur	Managing Director
James J. O'Shaughnessy	Managing Director
Scott Piccone	Managing Director
Anthony J. Pierson	Chief Risk Officer & Managing Director – Portfolio Management
Achim G. Seifert	Managing Director
Lydia L. Shen	Managing Director
Steven P. Wallace	Managing Director
Scott C. Westphal	Managing Director
David D. Wharmby	Managing Director
Michael E. Zammitti	Managing Director
Thomas Zatko	Managing Director
Robert K. Giffin	Senior Vice President

<u>OFFICER</u>	<u>TITLE</u>
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David Romano	Senior Vice President
Robert M. Whitney	Senior Vice President
Patrick Kendall	Senior Director
William E. Bartol	Chief Compliance Officer
Christopher Kelly Kinnon	Vice President, Associate General Counsel and Assistant Secretary
John J. Phillips	Vice President, Associate General Counsel and Assistant Secretary
John R. Wooton	Vice President, Associate General Counsel and Assistant Secretary
John E. Bonini	Vice President, Senior Counsel and Assistant Secretary
Lawrence J. Boudreau	Vice President, Senior Counsel and Assistant Secretary
William J. Jordan	Vice President, Senior Counsel and Assistant Secretary
Roberta L. Sailing	Vice President, Senior Counsel and Assistant Secretary
Pamela Schmidt Boneham	Portfolio Manager
Joanne Denver	Portfolio Manager
Dean A. Dulchinos	Portfolio Manager
Terri A. Herubin	Portfolio Manager
Steven Jacobs	Portfolio Manager
Janet Morrison	Portfolio Manager
Diane Norton	Portfolio Manager
Deborah P. Schwartz	Portfolio Manager
Denise R. Stake	Portfolio Manager
William Towill	Portfolio Manager
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Christopher Berry	Vice President
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Kevin J. Bittner	Vice President
Christopher Black	Vice President
Alan Blais	Vice President
Robert J. Broderick	Vice President

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Peter Cerrato	Vice President
James Clayton	Vice President
Thomas R. Cross	Vice President
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Ryan M. Crossley	Vice President
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Mark Knapp	Vice President
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Jim Lagasse	Vice President
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John Lonski	Vice President
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Ben Matanga	Vice President
Pamela McKoin	Vice President
Mark Meier	Vice President

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Kevin Ryan	Vice President
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Da-Gon Chen	Assistant Vice President
Howard H. Chung	Assistant Vice President
Nicholas Cioffi	Assistant Vice President
Richard Davis	Assistant Vice President
Richard B. Deemer	Assistant Vice President
Brenda L. Desrosiers	Assistant Vice President
Chance Hyde	Assistant Vice President
Alden Johnson	Assistant Vice President
Martin Lilienthal	Assistant Vice President
Ryan Ma	Assistant Vice President
Ellen McDonald	Assistant Vice President
Brett McLeod	Assistant Vice President
John F. Long	Assistant Vice President
Stephen Panos	Assistant Vice President
Jen Pearl	Assistant Vice President
Justin Preftakes	Assistant Vice President
Timothy Reardon	Assistant Vice President

<u>OFFICER</u>	<u>TITLE</u>
Helen S. Shallow	Assistant Vice President
Veronica V. Soriano	Assistant Vice President
Nicole Stephenson	Assistant Vice President
Rene St. Marie	Assistant Vice President
Judy Strong	Assistant Vice President
Gregory J. Wentworth	Assistant Vice President
Bradley White	Assistant Vice President
Todd Picken	Treasurer
Bruce C. Frisbie	Assistant Treasurer

PROPOSED DEED RESTRICTIONS

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

I.

The undersigned, 8750 NCE DALLAS LLC , a Delaware limited liability company ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the William Jenkins Survey, Abstract No. 702, City Block B/5456 , City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Northpark Central – VEF II, L.P. , by deed dated February 25, 2011 , and recorded in Instrument No. 201100050834, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Lot 1, Block B/5456

II.

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

The following uses are prohibited:

- Convalescent and nursing home
- Custom business services
- Duplex
- Foster home
- General merchandise or food store greater than 3500 square feet
- General merchandise or food store greater than 100,000 square feet
- Group residential facility
- Halfway house
- Household equipment and appliance repair
- Labor hall
- Liquor store
- Mortuary, funeral home or commercial wedding chapel
- Motor vehicle fueling station
- Multi-family
- Residential hotel
- Retirement housing

- Restaurant with drive-in or drive-through service
- Tool or equipment rental

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the _____ day of _____, 20____.

Z145-145(AF)

manager

8750 NCE DALLAS LLC; by,
Cornerstone Real Estate Advisors LLC, its

By: _____
Printed Name: _____
Title: _____

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Property Lienholder or Mortgagee

By: _____
Printed Name: _____
Title: _____

APPROVED AS TO FORM:
WARREN M.S. ERNST, City Attorney

By: _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____ by
(month,year)
_____ as _____ of _____
[Name of Officer] [Title of Officer] [Name of
Corporation], a/an _____ corporation, on behalf of said corporation.
[State of Incorporation]

(SEAL)

Notary Public

My commission expires: _____
(date)

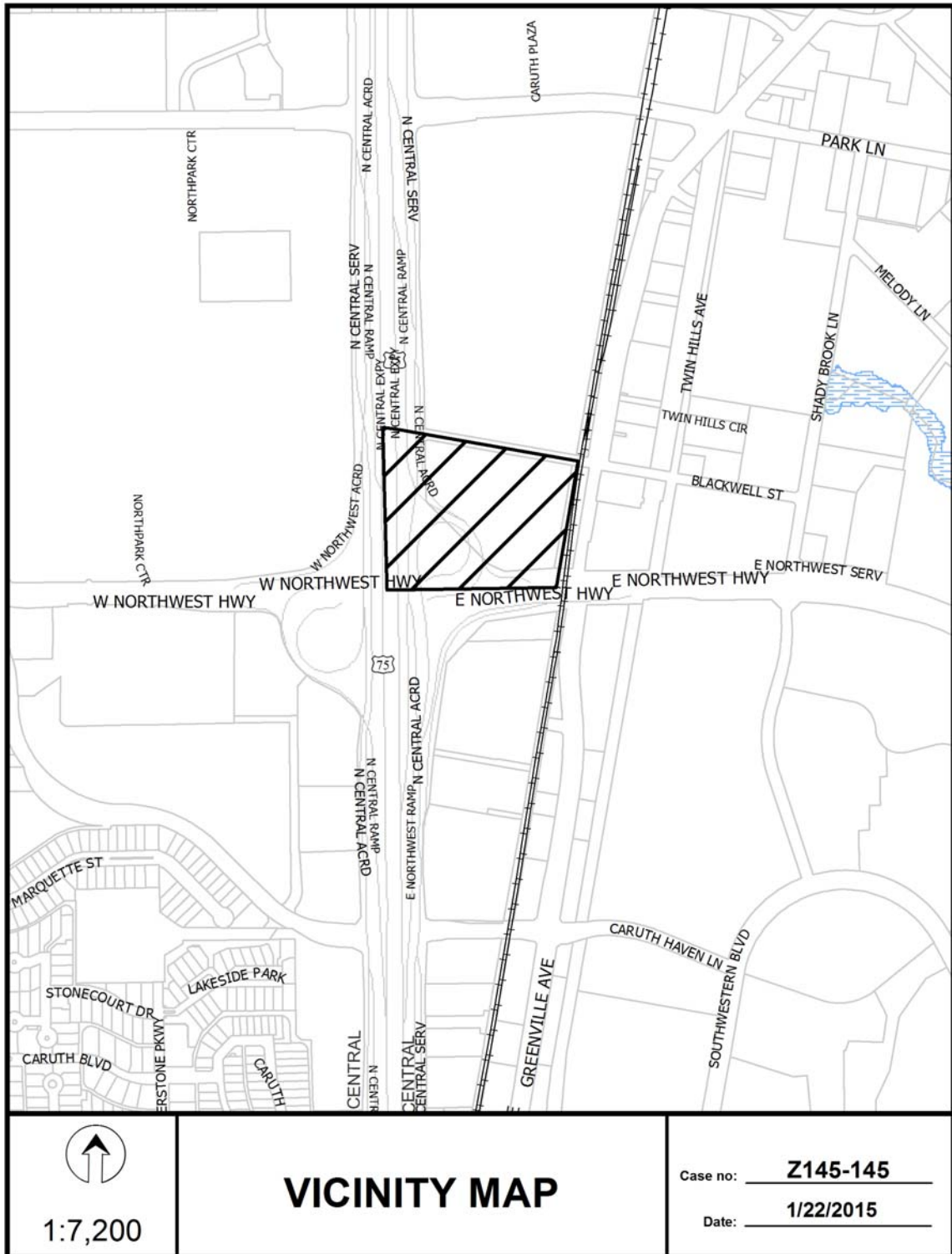
STATE OF _____
COUNTY OF _____

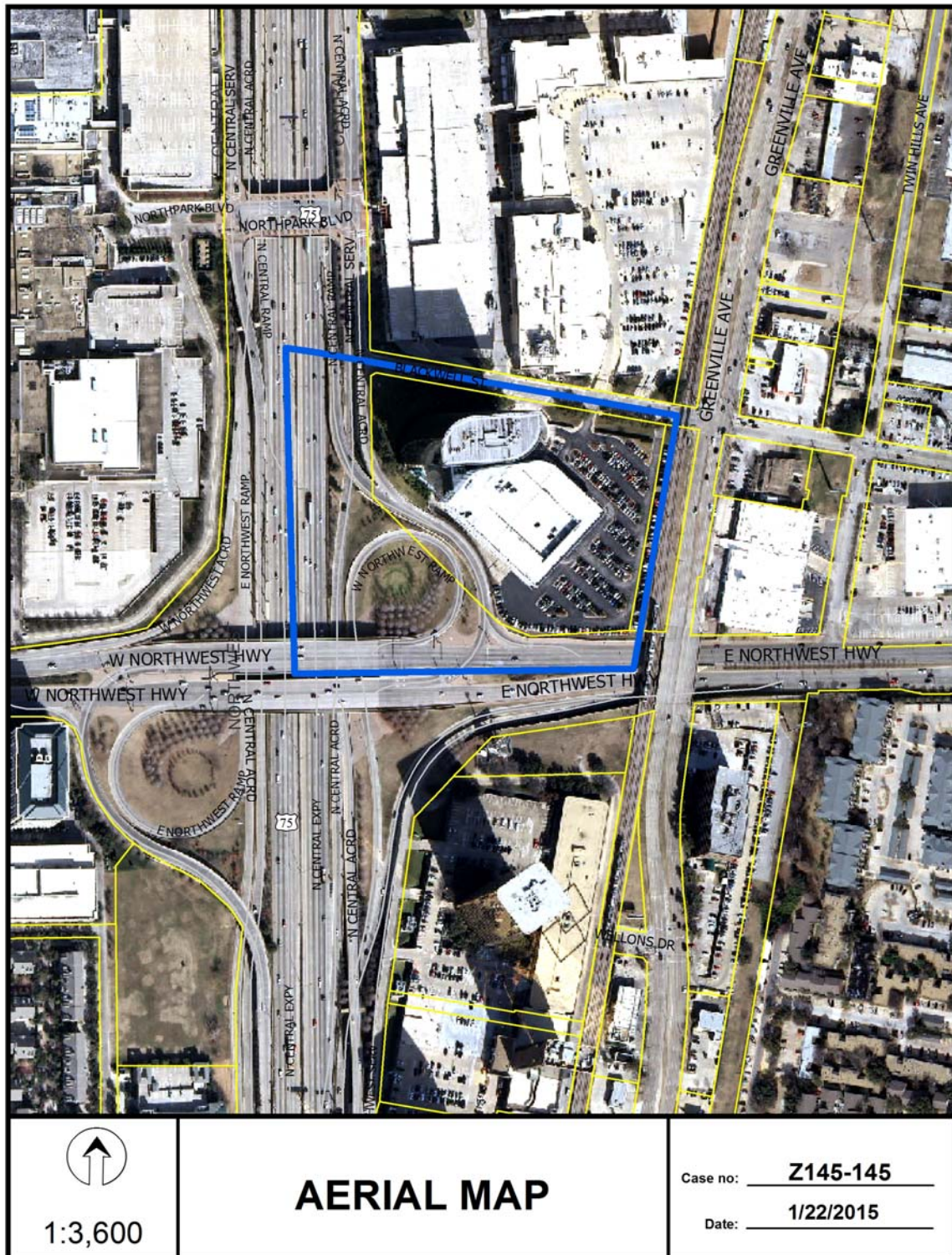
This instrument was acknowledged before me on this ____ day of _____ by
(month,year)
_____ as _____ of _____
[Name of Officer] [Title of Officer] [Name of
Corporation], a/an _____ corporation, on behalf of said corporation.
[State of Incorporation]

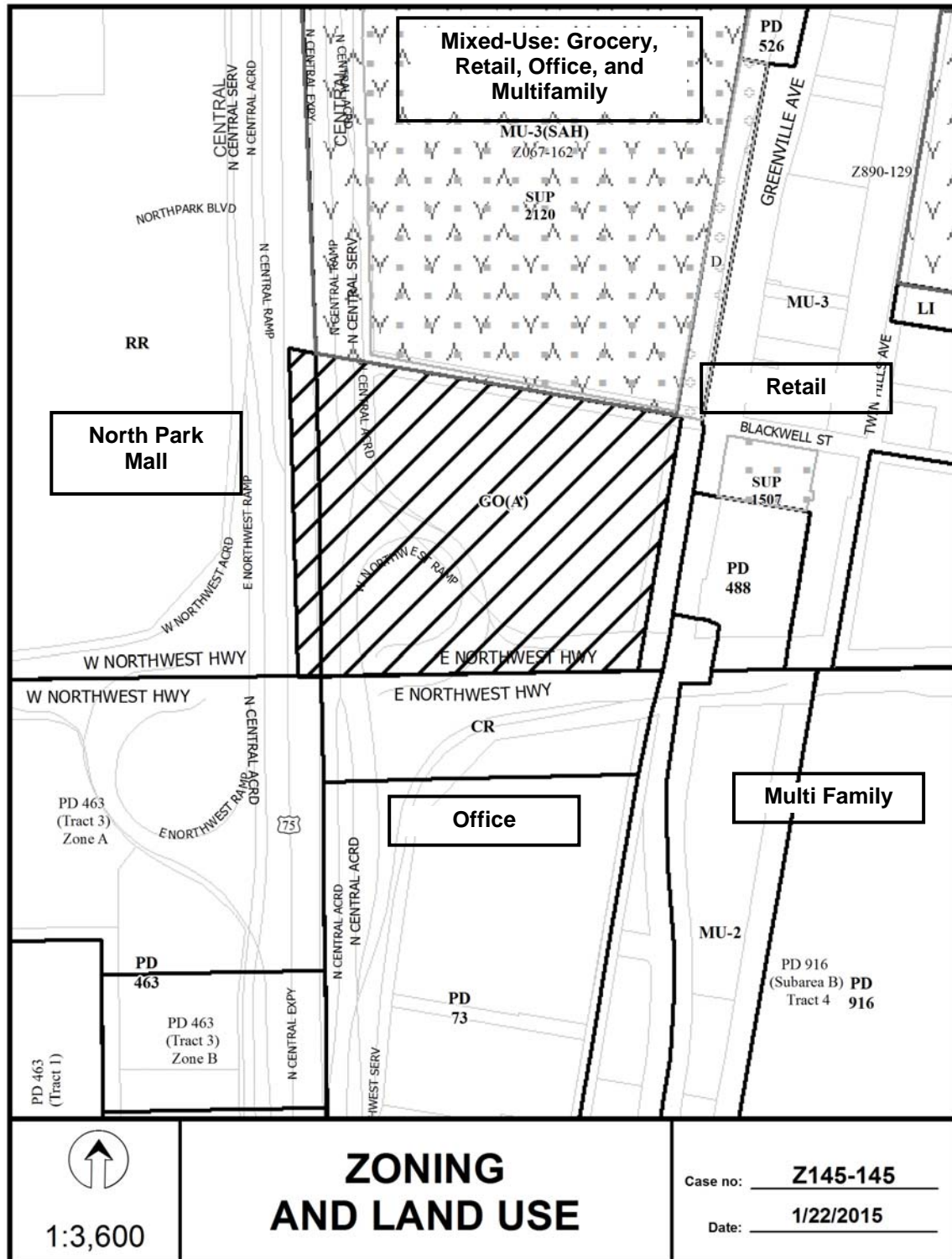
(SEAL)

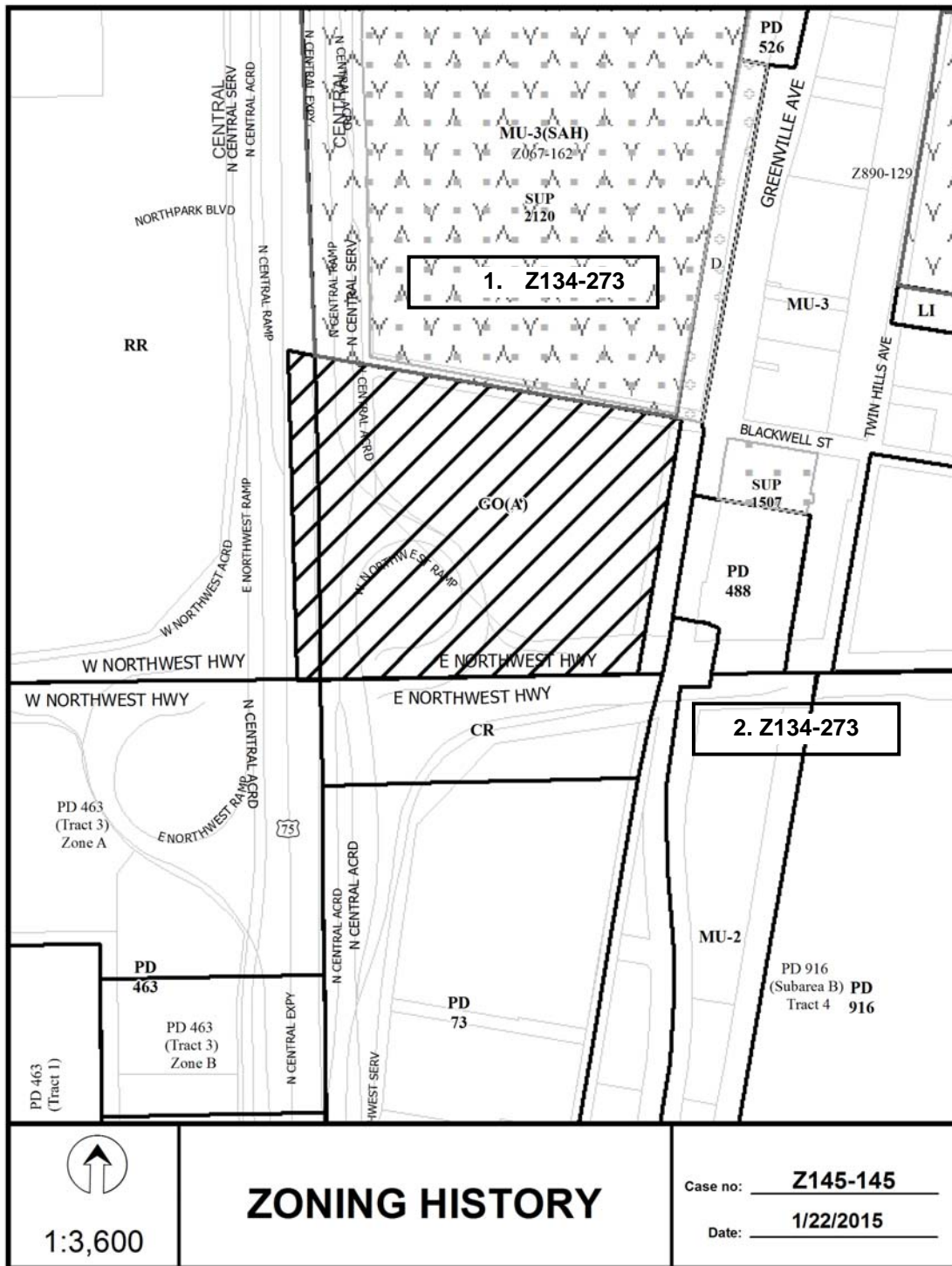
Notary Public

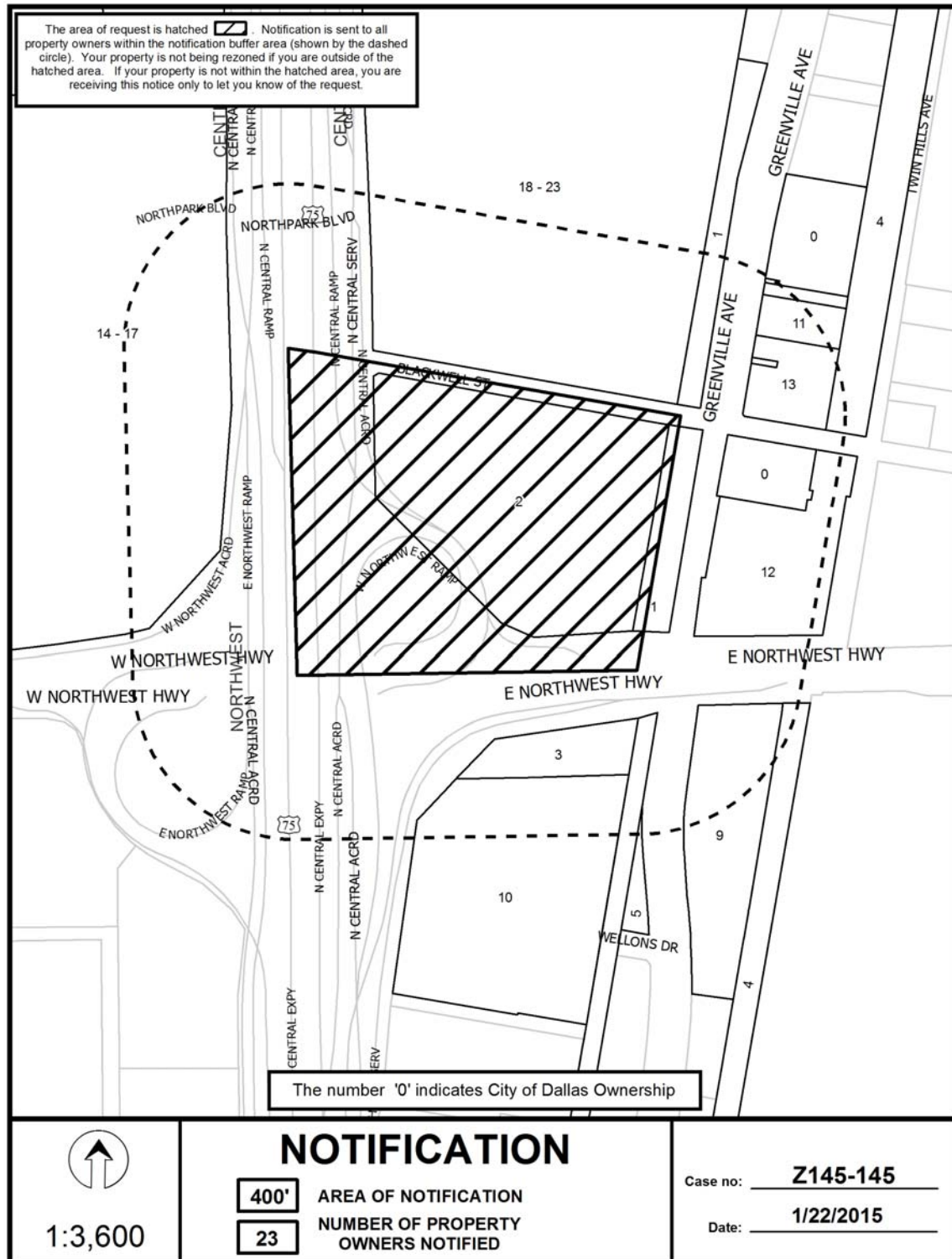
My commission expires: _____
(date)











01/22/2015

Notification List of Property Owners***Z145-145******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	401 BUCKNER BLVD	DART
2	8750 CENTRAL EXPY	8750 NCE DALLAS LLC
3	5600 NORTHWEST HWY	RODDIMEYER III LLC
4	5700 NORTHWEST HWY	TEXAS UTILITIES ELEC CO
5	6501 GREENVILLE AVE	SPOTLIGHT PROPERTIES CORP
6	6790 GREENVILLE AVE	6778-6790 GREENVILLE AVE
7	6778 GREENVILLE AVE	6778-6790 GREENVILLE AVE
8	6750 GREENVILLE AVE	ELLER MEDIA COMPANY
9	6500 GREENVILLE AVE	PEG OFFICE LLC
10	8350 CENTRAL EXPY	CAMPBELL CENTRE LTD PS
11	6770 GREENVILLE AVE	MIEGEL INVESTMENTS LLC
12	5701 NORTHWEST HWY	EXTRA SPACE PPTIES FORTY THREE LLC
13	6750 GREENVILLE AVE	ARMSTRONG GUADALUPE LP
14	8850 BOEDEKER ST	NORTHPARK NATIONAL BANK
15	0 NORTHPARK	NEIMAN MARCUS CO LESSEE
16	8687 CENTRAL EXPY	NORTHPARK LAND PARTNERS
17	7901 NORTHWEST HWY	NORDSTROM
18	8176 PARK LN	NORTHWOOD PL A LP
19	8166 PARK LN	NORTHWOOD PL HOLDINGS LLC
20	8130 PARK LN	NORTHWOOD PL E LP
21	8100 PARK LN	NORTHWOOD PL G LP
22	8130 PARK LN	NORTHWOOD PL HOLDINGS LLC
23	8066 PARK LN	DNCX PARK LANE LP

FILE NUMBER: Z145-165(SM)

DATE FILED: January 23, 2015

LOCATION: west corner of West Lawther Drive and East Mockingbird Lane

COUNCIL DISTRICT: 9

MAPSCO: 37-B

SIZE OF REQUEST: Approx. 19.5 Acres

CENSUS TRACT: 79.02

APPLICANT: Russell Crews

REPRESENTATIVE: Maxwell Fisher; Masterplan Consultants

OWNER: CC Young Memorial Home

REQUEST: An application for an amendment to Planned Development District No. 311.

SUMMARY: The applicant is proposing to redevelop the majority of site in phases with a mix of retirement housing, and nursing home, convalescent home, hospice care, and related institutions increase height zones, increase units and floor area and modify landscaping regulations. PD 311 was first established in 1989, and has since been utilized to house and care for seniors. Although the floor area is proposed to increase, the applicant has proposed a series of height zones to concentrate the massing of the proposed structures towards the center of the property, away from the southwestern property line and away from Mockingbird Lane.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The applicant has requested to maintain the height above mean sea level of the currently constructed building on the northeast side of the property so as to respect neighborhood view corridor concerns. They have also proposed to increase the number of units and floor area of the property but will maintain their only vehicular access onto the property on W. Lawther in order to direct traffic onto adjoining thoroughfares and away from adjoining neighborhoods. The landscape modifications are proposed to maintain the current nonconforming landscaping elements of the property and to account for street frontage conflicts with Mockingbird Lane. These landscape modifications allow the site to redevelop in phases and encourage the property owner to maintain and enhance established landscape areas.
2. *Traffic impact* – A waiver of traffic impact analysis was provided by the representative for the request to increase the units. Staff has reviewed the waiver and has determined that the increase in allowed number of units will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- PDD No. 311 was first established in 1989, and has since been utilized to house and care for seniors. PDD No. 311 was previously approved by City Council on May 25, 2005 and added a number of new elements to the site.
 - First, it allowed the use of an adult day care facility and an accessory community center.
 - Secondly, it allowed maximum height to increase from a uniform three stories and forty-eight feet in height to a series of height zones ranging from fifteen to sixty-nine feet in height and separately regulated the assisted living facility in the northern corner to 557 feet above mean sea level.
 - It also increased density allowance from 560 beds/units to 613 beds/units and increased the floor area allowance from 349,500 square feet to 648,000 square feet.

- Finally, the previous ordinance reduced the tree preservation requirements for the northern corner and added a landscaping plan as an exhibit.

Zoning History: There have been no zoning cases in the vicinity within the last five years.

Thoroughfares/Streets:

The entrance of the site is on the edge of the quarter mile radius from the DART White Rock Lake Station and is part of the White Rock Lake Station Area Plan, adopted by the City Council in February 28, 2001. The plan encourages enhanced pedestrian safety and connectivity from properties within the quarter-mile radius to the nearby DART light rail station that is located on the north side of Northwest Highway.

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Lawther Road	Community Collector	90 feet	90 feet
E. Mockingbird Lane	Principal Arterial	100 feet	100 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 311	Retirement housing and nursing home, convalescent home, hospice care, and related institutions
North	CR	Retail
East	R-1ac(A)	Flood plain and White Rock Lake
South	R-10(A)	Single family
Southwest	D(A)	Duplex
West	MF-1(A)	Multiple family

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas!* Comprehensive Plan designated the request site as being located in an area considered a Residential Neighborhood Building Block, just south of a Multi-modal Corridor Building Block (Northwest Highway) and within a quarter mile of a Transit Center Building Block (White Rock Lake Station). The request site is consistent with its Vision Building Blocks as it provides a transition between these elements.

The Residential Neighborhood 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.

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented family neighborhoods. These areas offer dense mixed use and then transition to multi-family and single family housing at the edge.

The request is consistent with the following goals and objectives in the comprehensive plan:

GOAL 1.1 Align land use and strategies with economic development priorities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

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

GOAL 1.2 Promote desired development.

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

Area Plan: The site is located within the boundary of the DART White Rock Lake Station Area Plan, adopted by the City Council in February 28, 2001 which encourages enhanced pedestrian safety and connectivity to the nearby DART light rail station that is located on the north side of Northwest Highway. Staff previously requested that the

applicant provide additional pedestrian gates on Lawther. However, due to concerns about the safety of the institutionalized residents of the facility, no additional pedestrian gates are proposed.

Land Use Compatibility: The site recently completed construction on a six-story retirement tower and four-story assisted living facility and is utilized as a community campus for its residents, visitors and staff. The older buildings on the property are in need of replacement and therefore the owner has envisioned a campus with a series of multi-story buildings and underground parking garages. The new height zones will decrease current height zones in the southwestern sector of the property and from Mockingbird Lane so as to have the massing of the new buildings step away from the adjoining neighborhoods. Additionally, the site is proposed to maintain the maximum structure height, as measured from mean sea level, so as to take advantage of the site's downward slope towards Lawther Drive but yet maintain maximum height towards the interior of the property. These methods of stepped height zones and maintaining maximum heights as measured by sea level allows the redevelopment to increase in density but alleviates looming to neighboring residential areas.

Parking: The site is developed with an existing retirement housing and nursing home, convalescent home, hospice care, and related institutions and utilizes surface parking and a minor amount of structured underground parking. The proposed site plan decreases the amount of surface parking currently constructed and proposes new structured parking garages to accommodate the new buildings.

Landscaping: The site possesses established large canopy trees and planting areas associated with the existing improvements. The PDD conditions omit the buffer strip along the southwestern (adjacent to a duplex district) or western (adjacent to the DART light rail line) property lines to allow the continuance to those nonconforming areas to contain parking and fire lane areas. Although the buffer strip is not required along the southwestern property line, perimeter trees are required at an average of one large tree per 50 linear feet adjacent to the southwestern property line. Therefore, the PDD conditions apply the spirit and intent of Article X.

LIST OF OFFICERS

CC YOUNG MEMORIAL

Russell Crews, President/CEO

Denise Aver-Phillips, Vice President, Community Outreach

Sharon Ballew, Vice President, Development

Kevin Maloney, Vice President, Hospitality

Teresa Whittington, Vice President, Community Services

Chris Zinkand, Vice President, Administration

AMENDING CONDITIONS

ARTICLE 311.

PD 311.

SEC. 51P-311.101. LEGISLATIVE HISTORY.

PD 311 was established by Ordinance No. 20306, passed by the Dallas City Council on May 10, 1989. Ordinance No. 20306 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 20306 was amended by Ordinance No. 22602, passed by the Dallas City Council on November 8, 1995. (Ord. Nos. 10962; 19455; 20306; 22602; 25850)

SEC. 51P-311.102. PROPERTY LOCATION AND SIZE.

PD 311 is established on property generally located at the northwest corner of Mockingbird Lane and West Lawther Drive. The size of PD 311 is approximately 19.4599 acres. (Ord. Nos. 20306; 22602; 25850)

SEC. 51P-311.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions. ~~[(4)]~~ Unless otherwise stated, the definitions and provisions contained in Chapter 51A apply to this article. In this article:

~~(A[2]) [Unless the context clearly indicates otherwise, in this article,]~~ ACCESSORY COMMUNITY CENTER means an accessory community center (private) as that use is defined in Chapter 51A, except that public meetings may be held at the center.

(B) HEIGHT means the vertical distance from mean sea level to the highest point of the structure.

(b) Interpretations.

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

(2) This district is considered to be a residential zoning district. (Ord. Nos. 20306; 25850; 25999)

SEC. 51P-311.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 311A: development plan.
- (2) Exhibit 311B: topography and height zone plan.

SEC. 51P-311.104. DEVELOPMENT PLAN.

~~Development and use of the Property must comply with the development plan (Exhibit 311A). If there is a conflict between the text of this article and the development plan, the text of this article controls. Utilization of the Property must conform to the development plan (Exhibit 311A). In the event of a conflict between the text of this article and the development plan, the text of this article controls. Any changes or amendments to height zones on the development plan may not be considered as a minor amendment and shall follow the same procedures as a change in zoning district classification. (Ord. Nos. 20306; 25850; 25999)~~

SEC. 51P-311.104.2. TOPOGRAPHY AND HEIGHT ZONE PLAN.

Development and use of the Property must comply with the topography and height zone plan (Exhibit 311B). If there is a conflict between the text of this article and the topography and height zone plan, the text of this article controls.

SEC. 51P-311.105. USES.

- (a) The following uses are permitted on the Property:
 - (1) Adult day care facility.
 - (2) Convalescent and nursing homes, hospice care, and related institutions.
 - (3) Retirement housing.
- (b) The following accessory uses are expressly permitted subject to the general provisions in Section 51A-4.217:
 - (1) Accessory community center.
 - (2) Office.
 - (3) Medical clinic or ambulatory surgical center. (Ord. Nos. 20306; 25850; 25999)

SEC. 51P-311.106. MAXIMUM HEIGHT AND STORIES.

- (a) In general, Maximum structure height and in some areas maximum number of stories is as shown on the topography and height zone development plan as

height zones. The maximum ~~structure height and number of stories~~ for each zone may not exceed the height ~~and number of stories~~ shown for that zone and as listed below. Any changes or amendments to height zones on the development plan may not be considered as a minor amendment and shall follow the same procedures as a change in zoning district classification.

(b) Maximum height ~~and stories~~ in height zones.

(1) Maximum height in Zone A is 15 feet.

(2) Maximum height in Zone B is 30 feet.

(3) Maximum height in Zone C is 48 feet, and maximum number of stories is three.

(4) Maximum height in Zone D is 48 feet, and maximum number of stories is four.

(5) Maximum height in Zone E is 58 feet, and maximum number of stories is five.

(6) Maximum height in Zone F is 69 feet, and maximum number of stories is six. In Zone F, structures listed in Section 51A-4.408(a)(2)(A) may project a maximum of 12 feet above the roof line.

(1) Maximum structure height in Zone 1 is 577 feet above sea level.

(2) Maximum structure height in Zone 2 is 558 feet above sea level.

(3) Maximum structure height in Zone 3 is as follows:

(i) Maximum structure height of 532 feet above sea level a distance in Zone 3B as shown on Exhibit 311B.

(ii) Maximum structure height of 542 feet above sea level in Zone 3C as shown on Exhibit 311B.

(iii) Maximum structure height of 552 feet above sea level in Zone 3D as shown on Exhibit 311B.

(4) Maximum structure height in Zone 4 is as follows:

(i) Maximum structure height of 532 feet above sea level in Zone 4B as shown on Exhibit 311B.

(ii) Maximum structure height of 540 feet above sea level in Zone 4C as shown on Exhibit 311B.

(5) Maximum structure height in Zone 5 is 577 feet above sea level.

(6) Maximum structure height in Zone 6 is as follows:

(i) Maximum structure height of 547 feet above sea level in Zone 6B as shown on Exhibit 311B.

(ii) Maximum structure height of 567 feet above sea level in Zone 6C as shown on Exhibit 311B.

(iii) Maximum structure height of 577 feet above sea level in Zone 6D as shown on Exhibit 311B.

(c) Height projections-provisions for Phase 2. Structures listed in Section 51A-4.408(a)(2)(A) may extend up to 12 feet above the roofline or the maximum allowable structure height. ~~[Maximum structure height may not exceed 557 feet above mean sea level. Height is measured at the top of the peak of the roof line. Structures listed in Section 51A-4.408(a)(2)(A) may not exceed the maximum height as specified in this section. The residential proximity slope defined in Section 51A-4.412 does not apply to Phase 2.]~~ (Ord. Nos. 20306; 25850; 25999)

SEC. 51P-311.107. SETBACKS.

Setbacks for all structures on the Property must be provided as shown on the development plan.

(a) A 25 foot setback is required from all property lines on the boundaries of the district. There is no setback requirement from interior lot lines, in the event the property is subdivided.

(b) There is no setback required from the southwest property line in height zone 3B for carport structures less than 15 feet in height measured from grade.

(Ord. Nos. 20306; 25850)

SEC 51P-311.108. DENSITY, FLOOR AREA, AND LOT COVERAGE.

(a) Density. The combined maximum number of beds in the convalescent and nursing homes, hospice care, and related institutions, and dwelling units or suites in the retirement housing is 697 643.

(b) Floor area. Maximum floor area is 1,100,000 648,000 square feet.

(c) Lot coverage. Maximum lot coverage is 40 percent.

(d) Accessory structures: A maximum of five accessory structures may be located in any area specified on the approved development plan (Exhibit 311B) Accessory structures must comply with the following:

(1) The accessory structure is no greater than 18 feet in height.

- (2) The accessory structure is open on a minimum of two sides.
- (3) Any one accessory structure does not exceed 1,500 square feet in floor area.
- (4) The structure is a minimum of 150 feet from perimeter property lines. (Ord. Nos. 20306; 25850; 25999)

SEC. 51P-311.109. OFF-STREET PARKING.

Off-street parking must be provided in accordance with the following table:

<u>Use</u>	<u>Number of Off-street Parking Spaces Required</u>
Accessory community center	One parking space per 200 square feet of floor area
Adult day care facility	One parking space per 500 square feet of floor area
Convalescent and nursing homes, hospice care, and related institutions	One parking space per six beds
Office	One parking space per 333 square feet of floor area
Medical clinic or ambulatory surgical center	One parking space per 200 square feet of floor area
Retirement housing	One parking space per dwelling unit or suite

(Ord. Nos. 20306; 25850; 25999)

SEC. 51P-311.110. SCREENING, LANDSCAPING, AND TREE PRESERVATION.

(a) Screening. A solid screening fence must be provided as shown on the development plan along the entire southwestern property line.

(b) Landscaping and tree preservation. Except as provided in this section, landscaping and tree preservation must comply with Article X. In the event of a conflict between this section and Article X, this section controls.

~~(c) Phase 2 landscaping and tree preservation. The following additional provisions apply in Phase 2.~~

~~(1) Landscape plan. Landscaping must be provided as shown on the landscape plan (Exhibit 311B).~~

(c) The number of site trees required per artificial lot may be planted anywhere in this District.

(d) A landscape plan for the artificial lot that meets the following requirements must be submitted with each application for a building permit on the Property:

(1) One site tree, a minimum of three inch caliper in size, must be provided for each 4,000 square feet of land area of the artificial lot. Existing trees located in the designated artificial lot area may be applied to comply with this requirement per the conditions in Section 51A-10.125(b)(3)(B).

(2) No surface parking space may be located more than 120 feet from the trunk of a large canopy tree.

(3) Within the artificial lot area, a minimum of two design standards must be provided as outlined in Section 51A-10.126. Existing site elements may qualify if they meet the qualifications outlined in Section 51A-10.126.

(e) Perimeter landscape buffer strip. The perimeter landscape buffer strip requirement of Section 51A-10.125(b)(1) does not apply to the southwestern property line or the western property line adjacent to the DART line.

(f) Perimeter trees. At the time of an addition or new construction in Height Zone 3 or Height Zone 4, an average of one large tree is required per 50 linear feet adjacent to the southwestern property line and must be planted within twenty feet of the property line. Perimeter trees are not required along the western property line adjacent to the DART line.

(g) Street trees. The minimum number of street trees required along Mockingbird Lane may be placed within 150 feet of the Mockingbird Lane right-of-way, and must be placed between the buildings and the Mockingbird Street right-of-way.

(h2) Irrigation. Landscaping must be served by an automatic underground irrigation system.

(i3) Maintenance. All plant materials must be maintained in a healthy, growing condition.

~~———— (4) Tree preservation. The regulations contained in Division 51A-10.130, “Tree Preservation,” apply to Phase 2, with the exception that trees must be replaced at a ratio of one new caliper inch for each two caliper inches of protected trees removed, with a maximum of 450 caliper inches being replaced. (Ord. Nos. 20306; 25850; 25999)~~

SEC. 51P-311.111. SIGNS.

(a) Except as provided in this section, all signs must comply with the provisions for non-business zoning districts contained in Article VII, “Sign Regulations.”~~[, with the exception:]~~

~~that (b) n~~ No sign may exceed 12 square feet in effective area when attached to any structure or erected behind any building setback line.

(c) No more than two monument signs are permitted on the site.

(1) Monument signs must be located a minimum of 10 feet from street rights-of-way.

(2) Maximum effective area for a monument sign is 150 square feet.

(3) Maximum height for a monument sign is 5 feet. (Ord. Nos. 20306; 25850)

SEC. 51P-311.112. GENERAL REQUIREMENTS.

(a) Use of the Property must comply with the requirements of all applicable ordinances, rules, and regulations of the city.

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

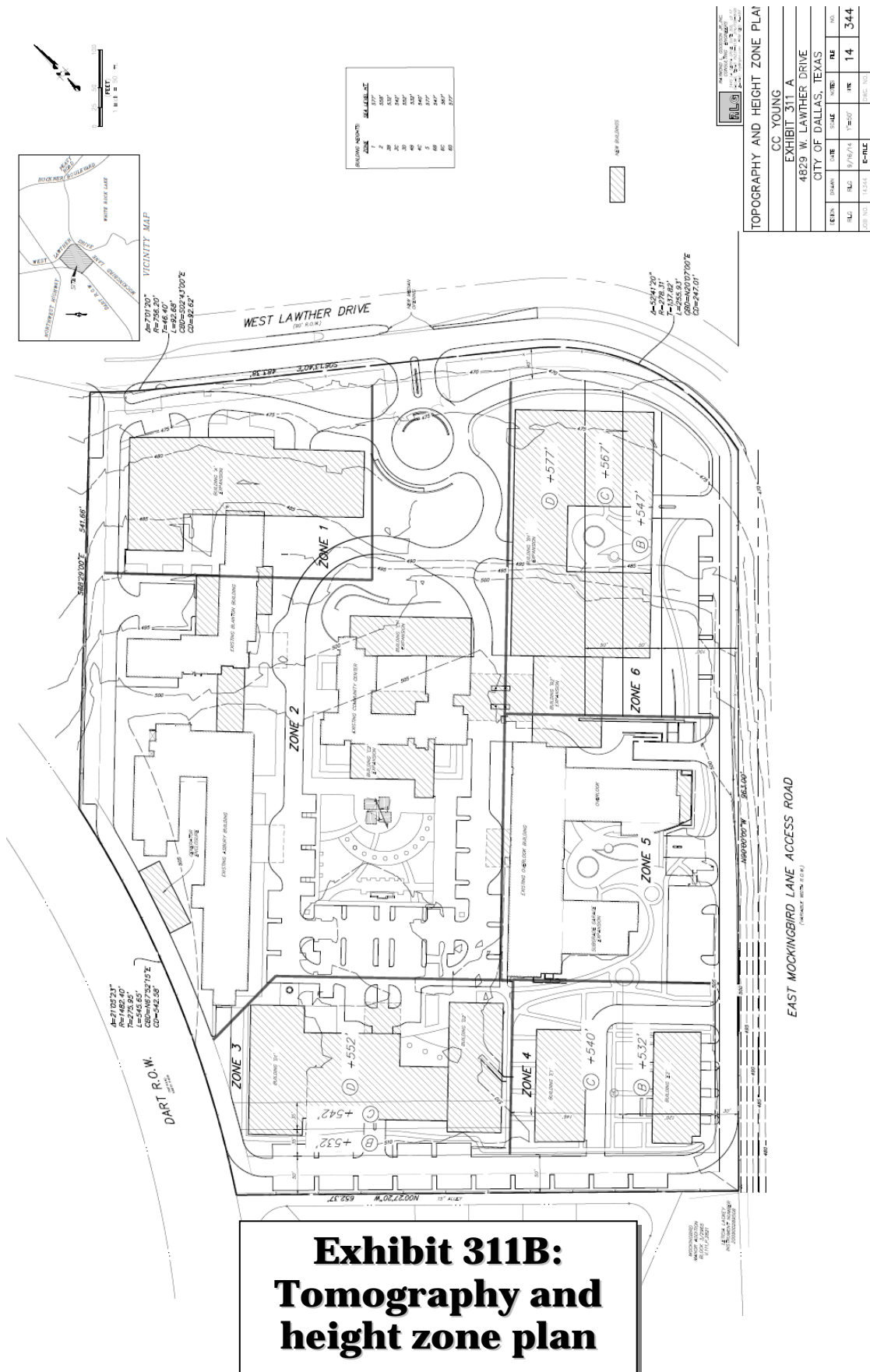
(c) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20306; 25850)

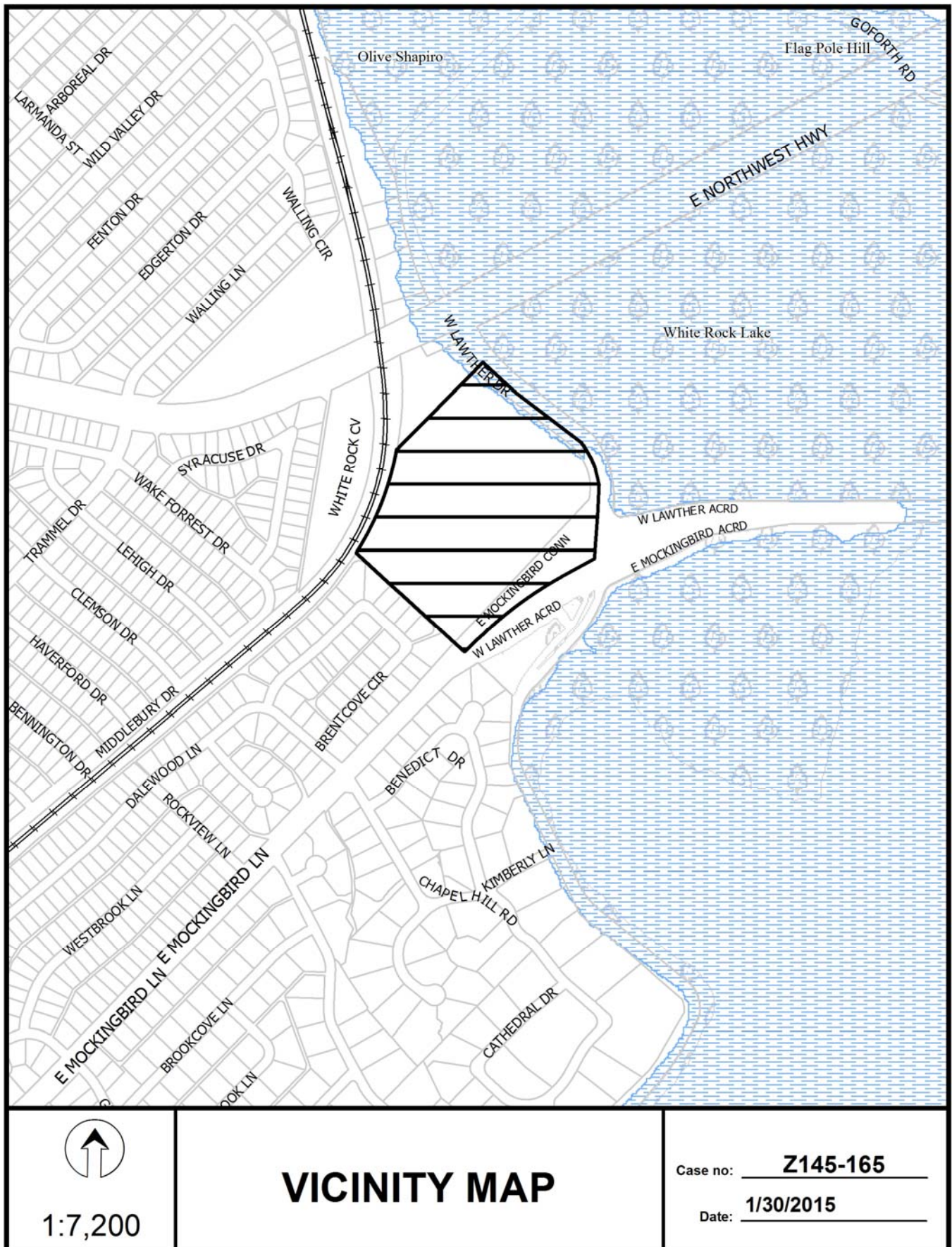
~~[SEC. 51P-311.113. ZONING MAP.~~

~~PD 311 is located on Zoning Map No. G-9.] (Ord. Nos. 22602; 25850; 25999)~~

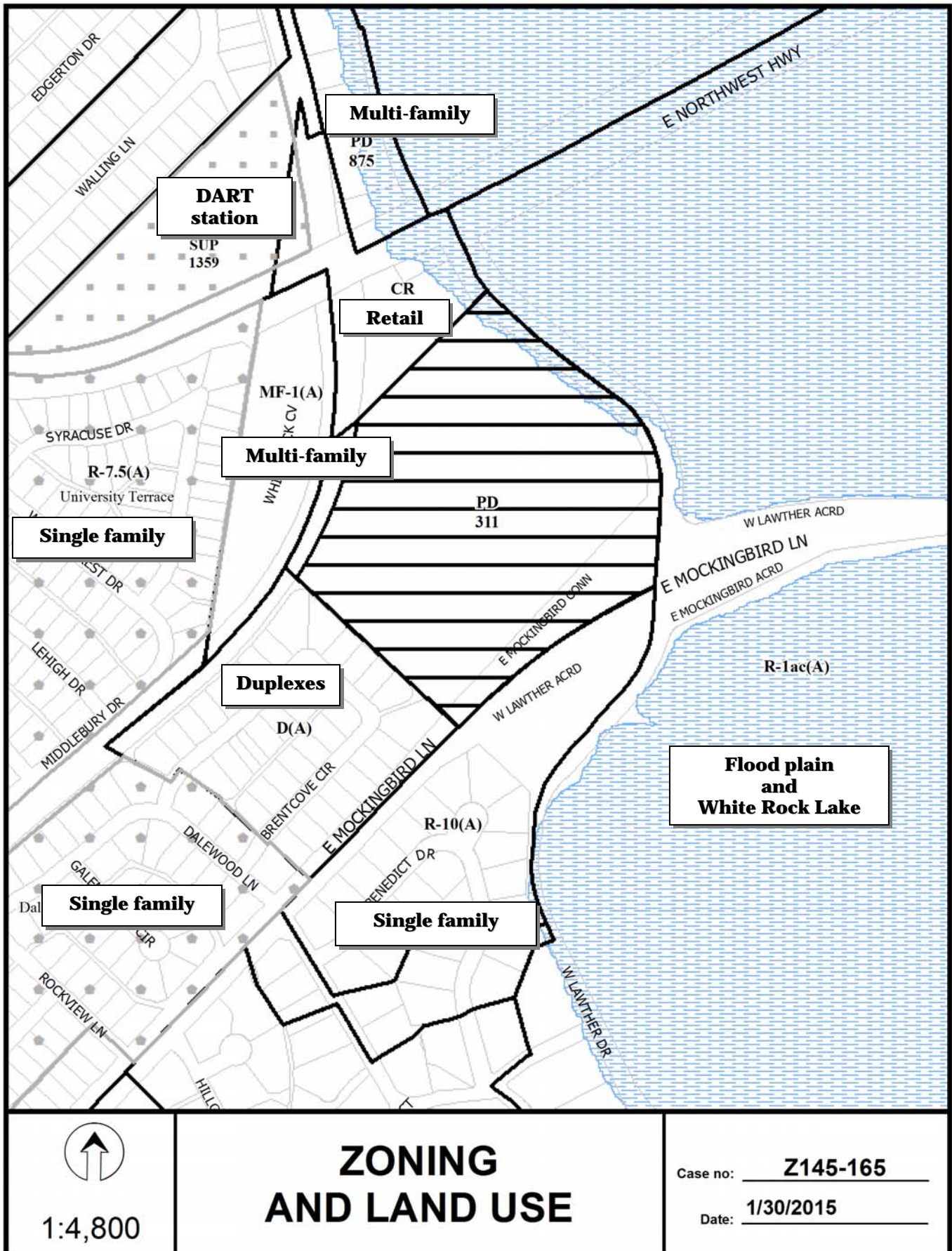
SEC. 51P-311.1134. Repealed. (Ord. Nos. 20306; 25850; 25999)



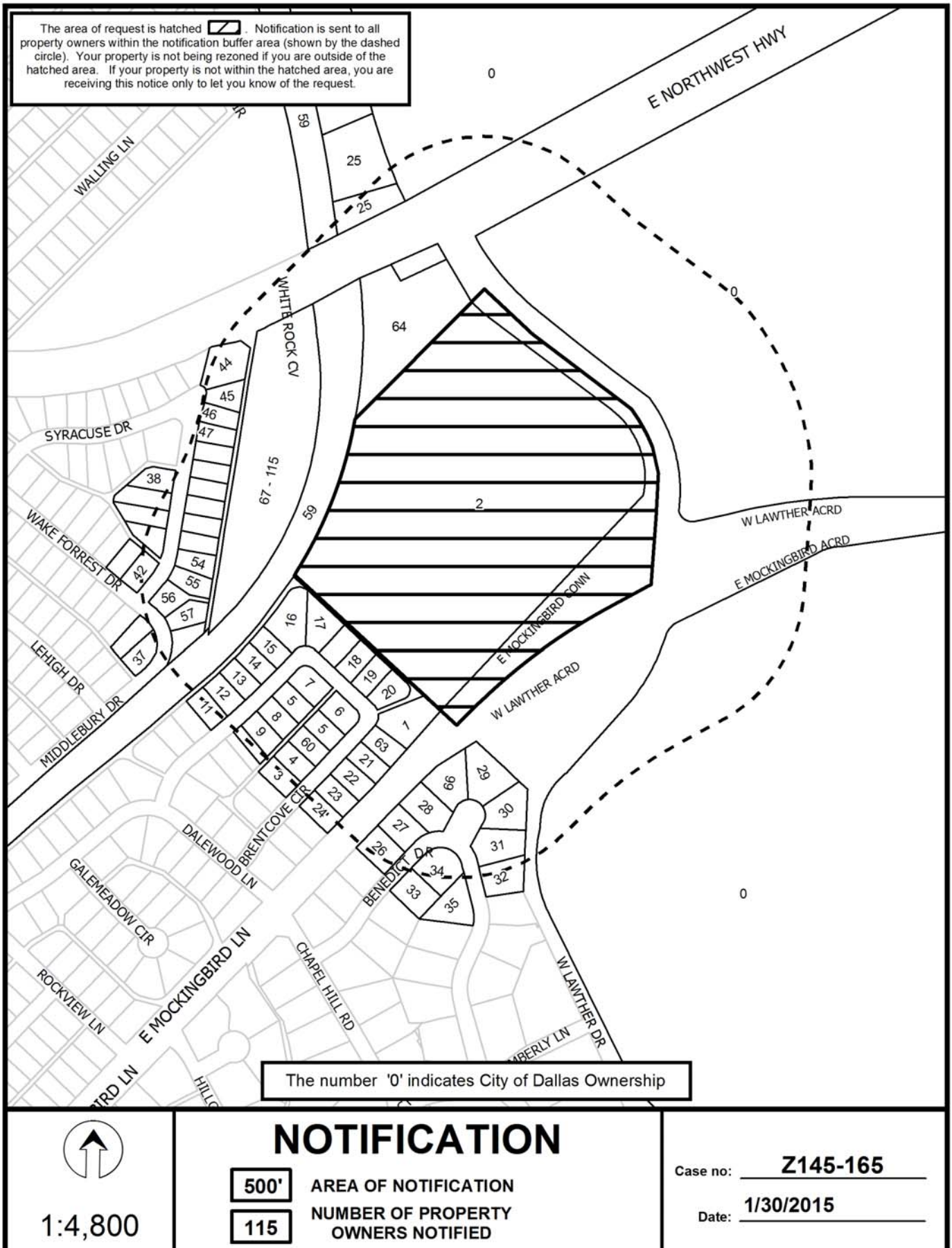








Z145-165(SM)



01/30/2015

Notification List of Property Owners***Z145-165******115 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7515 BRENTCOVE CIR	LACKEY LETICIA M
2	4829 LAWOTHER DR	YOUNG CC MEMORIAL HOME
3	7544 BRENTCOVE CIR	7544-46 BRENTCOVE CIR LLC
4	7538 BRENTCOVE CIR	COMPTON PEGGY S
5	7528 BRENTCOVE CIR	ASPEN CT INV LP
6	7524 BRENTCOVE CIR	ROSE LARRY F & LINDA TR
7	7452 BRENTCOVE CIR	PARRINO DEAN S & BONNIE D
8	7440 BRENTCOVE CIR	SAUNDERS ROBERT G &
9	7434 BRENTCOVE CIR	7434-36 BRENTCOVE CIR LLC
10	7430 BRENTCOVE CIR	ARIANNA LANCE
11	7427 BRENTCOVE CIR	7427 BRENTCOVE CIRCLE LLC
12	7433 BRENTCOVE CIR	BECKNER LINDAURA & MICHAEL
13	7439 BRENTCOVE CIR	BECKNER MICHAEL &
14	7445 BRENTCOVE CIR	FRESQUEZ MARY FRANCES
15	7453 BRENTCOVE CIR	DUNCAN DANA G
16	7457 BRENTCOVE CIR	MARINO FRANK P
17	7465 BRENTCOVE CIR	LEDWELL LINDA E
18	7475 BRENTCOVE CIR	HALL M KIMBERLY
19	7503 BRENTCOVE CIR	CAMPAGNA FAMILY LTD PS THE
20	7509 BRENTCOVE CIR	MARINO FRANK PAUL
21	7527 BRENTCOVE CIR	HOLDEN CHARLES O
22	7533 BRENTCOVE CIR	FARMER G CAROLYN CRABB
23	7537 BRENTCOVE CIR	WARD MARGARET THE ESTATE OF
24	7543 BRENTCOVE CIR	REEVES SUSAN KAY
25	7505 NORTHWEST HWY	RICHMAN ASCENSION WHITE ROCK LLC
26	7529 BENEDICT DR	PAO J

01/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7535 BENEDICT DR	WILLIAMS LON JR &
28	7539 BENEDICT DR	MCMAHON JAMES EDWARD JR &
29	7547 BENEDICT DR	WINSTON JAMES RONNY
30	7551 BENEDICT DR	HUSTIS JONATHAN K &
31	7557 BENEDICT DR	DOYLE MICHAEL V
32	7563 BENEDICT DR	DAULAT BHALCHANDRA &
33	7528 BENEDICT DR	STALCUP JOE &
34	7534 BENEDICT DR	LIVINGSTON THEODORE R & LINDA DIANE
35	7564 BENEDICT DR	COOK JEVERLEY R JR &
36	7334 WAKE FORREST DR	VERDIN ISAUL
37	7340 WAKE FORREST DR	YOUNG CHRIS &
38	7330 SYRACUSE DR	CHRISTIAN JIMMY S
39	7334 SYRACUSE DR	BOWMAN JONATHAN C
40	7340 SYRACUSE DR	GRIFFIN JUSTIN WAYNE
41	7346 SYRACUSE DR	CATHER DONNA H
42	7323 WAKE FORREST DR	RENNELLS JEFFREY
43	7317 WAKE FORREST DR	ADAMS TERESA DIANNE
44	7303 SYRACUSE DR	ARMSTRONG EVA MAE
45	7307 SYRACUSE DR	CRUMLEY EDWARD W III
46	7311 SYRACUSE DR	MARTIN PATSY WATTS
47	7315 SYRACUSE DR	KERSHNER DEVONEE L
48	7321 SYRACUSE DR	HOLDER J CARL
49	7325 SYRACUSE DR	HAWKINS CRAIG & JESSICA
50	7331 SYRACUSE DR	SECREST FLORENCE P
51	7335 SYRACUSE DR	BLACK TRISTA
52	7341 SYRACUSE DR	TYLER JOYCE
53	7345 SYRACUSE DR	STONE CHRISTIE D &
54	7349 SYRACUSE DR	OLSON TREVOR
55	7355 SYRACUSE DR	HOUSER LINDA LIFE ESTATE
56	7333 WAKE FORREST DR	OVERLORD INVESTMENTS LLC
57	7337 WAKE FORREST DR	BELL CARRIE H

01/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7345 WAKE FORREST DR	ORY MARIA ANN
59	401 BUCKNER BLVD	DART
60	7536 BRENTCOVE CIR	AMES THOMAS DEAN
61	7469 BRENTCOVE CIR	SMART JANICE E
62	7471 BRENTCOVE CIR	SMART JANICE E
63	7521 BRENTCOVE CIR	TURNER CLARK & KRYSTYL
64	4875 LAWTHER DR	TOWER LAND & INV CO
65	7512 NORTHWEST HWY	TOWER LAND & INV CO
66	7543 BENEDICT DR	ANDERSON LISE E
67	7410 NORTHWEST HWY	BREWSTER JOSHUA
68	7412 NORTHWEST HWY	CHRISTOPH KELLY A &
69	7414 NORTHWEST HWY	DRYSDALE ASHLEY M
70	7416 NORTHWEST HWY	GARRETT MARLINA
71	7418 NORTHWEST HWY	DAVIS MARTHA C
72	7420 NORTHWEST HWY	CITIMORTGAGE INC
73	7422 NORTHWEST HWY	TAYLOR C L
74	7424 NORTHWEST HWY	RAINEY MILDRED
75	7426 NORTHWEST HWY	HART KENNETH R
76	7428 NORTHWEST HWY	FANNON LAURA K
77	7430 NORTHWEST HWY	GREENBERG CONSUELO & MARK
78	7432 NORTHWEST HWY	OVERLORD INVESTMENTS LLC
79	7434 NORTHWEST HWY	HIPP JANA LYNN &
80	7436 NORTHWEST HWY	STEPHENSON KRISTINE
81	7438 NORTHWEST HWY	JONES JUANITA
82	7440 NORTHWEST HWY	ALLIANT PROPERTIES LLC SERIES A
83	7442 NORTHWEST HWY	GALLIA JAMES MICHAEL
84	7444 NORTHWEST HWY	SLATER REVOCABLE TRUST
85	7446 NORTHWEST HWY	CAMPBELL DIANE
86	7448 NORTHWEST HWY	BLAKELY EVAN B JR DR LIV TR
87	7450 NORTHWEST HWY	GOLDBERG PAULA
88	7452 NORTHWEST HWY	PARKER KELLY KIRBY & TRACY L

01/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7454 NORTHWEST HWY	PEREZ MONICA
90	7456 NORTHWEST HWY	LUNDBERG JON
91	7458 NORTHWEST HWY	HEINEN DANIEL L
92	7460 NORTHWEST HWY	POWE MARGIE L
93	7462 NORTHWEST HWY	COVINGTON JONATHAN A &
94	7464 NORTHWEST HWY	SELLERS JEANIE M
95	7466 NORTHWEST HWY	WHEELINGTON JIM
96	7468 NORTHWEST HWY	PATTANAYAK ARUNANSU
97	7470 NORTHWEST HWY	VERA MARY ALICE
98	7472 NORTHWEST HWY	HARRIS J A
99	7476 NORTHWEST HWY	MARCYNIAK JAMIE
100	7478 NORTHWEST HWY	HILLAN TIFFANY K & MORGAN CASSIDY
101	7480 NORTHWEST HWY	BECKMAN SCOTT
102	7482 NORTHWEST HWY	HAYNES MARGARET
103	7484 NORTHWEST HWY	KLEIN JOHN J IV
104	7486 NORTHWEST HWY	DRAKE T E
105	7488 NORTHWEST HWY	FERMIER MARCI
106	7490 NORTHWEST HWY	BUTLER RALPH & JEAN
107	7492 NORTHWEST HWY	THORNTHWAITE MARTIN E
108	7494 NORTHWEST HWY	COMPAN MARY E
109	7496 NORTHWEST HWY	ROECKER RICHARD J
110	7498 NORTHWEST HWY	MOLECHAT REX
111	7498 NORTHWEST HWY	DUMVILLE JOEL M
112	7498 NORTHWEST HWY	MEHLE PATSY R
113	7498 NORTHWEST HWY	POULTER B E
114	7498 NORTHWEST HWY	CASTANO CONSUELO
115	7498 NORTHWEST HWY	FRASER PATSY R

FILE NUMBER: Z145-135(RB)

DATE FILED: December 3, 2014

LOCATION: Generally bounded by Winton Street and Ellsworth Avenue, inclusive of both sides of Anita Street, west of McMillan Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36-J

SIZE OF REQUEST: Approx. 7.28 Acres

CENSUS TRACT: 3.00

APPLICANT: PSW Real Estate, Inc.

REPRESENTATIVE: Karl Crawley

OWNERS: See Attached

REQUEST: An application for a Planned Development District for D(A) Duplex District Uses and a modified duplex use on property zoned a D(A) Duplex District.

SUMMARY: The applicant proposes to create a Planned Development District providing for redevelopment of the property with a modified duplex use (two detached dwelling units per lot) as well as revised setbacks and reduced parking.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to the attached development plan and staff's recommended conditions based upon:

1. *Performance impacts upon surrounding property* – As development will continue to provide for low density residential uses across the site, the attached recommended conditions will ensure no negative intrusion into this established residential area.
2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding residential uses east and south of the site.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. *Justification for a Planned Development District as opposed to straight zoning* – As the applicant wishes to establish a use (modified duplex) not currently provided for in the development code, a PDD is required. It should be noted the other yard/lot/space regulations that have been assessed, negotiated, and supported are not necessary for redevelopment of the property.

Zoning History:

File No.

Request, Disposition, and Date

1. Z112-289

On January 23, 2013, the City Council approved an MF-2(A) District, subject to volunteered restrictions.

Thoroughfare/Street

Existing & Proposed ROW

Winton Street

Local; 50' ROW

Anita Street

Local; 50' ROW

Ellsworth Avenue

Local; 50' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested PDD and determined that the proposed redevelopment will not significantly impact the street system.

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The site is developed with duplex structures (34 platted lots). The area is platted to provide for public alley and rear access to parking garages/carports for the uses for all residential uses east of McMillan Avenue. For orientation purposes, the request site captures existing duplex structures approximately 600 feet west of McMillan Avenue.

A PDD is being requested for consideration of the following: 1) create a 'modified duplex use' definition; 2) revise required front yard setbacks for a portion of the site; 3) permit tandem parking; and 4) revise required setback for a garage door.

Exclusive of the areas immediately west (mini-warehouse and high density multifamily and lodging) and north (retail portion of PDD No. 28; PDD No. 445 developed with mini-warehouse and retail), the surrounding uses are low density residential developed as duplex structures. It should be noted that the duplexes and surface parking immediately east (Winton Street, McMillan Avenue, and Anita Street) are regulated by PDD No. 28. New single family attached dwellings have been completed to the southeast [deed restricted to 18 dwelling units (1.3 acres), façade material requirements, one shared access point, and prohibit multifamily uses] with two and three story multifamily uses further south. Lastly, Glencoe Park is situated across Ellsworth Avenue and will continue to be a focal point to this residential area. The trail system through this part of the city brings forward the future alignment of Ridgewood Trail to the northeast, connecting at the northwest corner of the Glencoe Park Trail, and continuing southward below Martel Avenue.

A planned development district is a marriage of uses and development standards that provides for flexibility of development that is sensitive to adjacent uses as well as preserving significant natural features. As there are not natural features to address,

staff has worked with the applicant to specifically address various setback requirements, specifically front yard setback and required setback from a garage door. With regard to access to off-street parking, the general area is developed in such a manner that no front entry garages exist, with the exception of the southwest-to-northeast alignment along Winton Street at Ellsworth Avenue. As noted in this material, a recent residential development is deed restricted to prohibit access to parking from Ellsworth Avenue. As such, the attached recommended conditions will maintain this component of the existing residential development pattern in the area, exclusive of certain sections of Winton Street and Anita Street, as access to those northeast to southwest alignments are not in conflict with existing access for the respective east to west alignments of these streets.

The applicant and staff have sorted through all of the requested PDD conditions, however the only provision not supported is the proposing of an alternative front yard setback for some of the lots across the site: 1) a requested 20 foot front yard, except for the easternmost lots (Lot Nos. 19, 15, 20, and 34), each possessing a minimum of 60 feet in width. These four lots will maintain the existing 25 foot front yard setback as provided by the current zoning; and 2) a requested 15 foot front yard for Lot Nos. 1,3,16, 25, and 26.

With respect to No. 1, as the remainder of each block face extends ten lots eastward, maintaining the continuity of the established setback (in this situation, 25 feet) along the street frontage is a position staff is taking. With respect to No. 2, as these lots are uniquely shaped and are somewhat 'offset' from the established east-to-west alignment of these streets, staff is supportive of this requested setback.

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

Landscaping: The various parcels possess mature landscaping. It is only perimeter plantings will remain during redevelopment. Article X will apply as the respective lots redevelop.

Off-Street Parking: Duplex uses require one space per dwelling unit. The applicant is requesting: 1) a reduction of required parking (one space per dwelling unit); 2) a reduced setback of 20 feet from a garage door as long as it is operated by an automatic opener; and 3) permit tandem parking.

Staff is supportive of the use of tandem parking and providing for a reduction of the required setback as long as an operational garage door opener is utilized, while obtaining an additional off-street parking space per dwelling unit.

OWNERSHIP

Tony R. Williams

2115 N Willomet Avenue (1) and 2111 N Willomet Avenue (4)

BHR Enterprises, Inc., a Missouri corporation. Harold L Jones, President; Thelma Jones Secretary

1115 Seale Street (2) and 1122 Seale Street (9)

Jose A Gutierrez

1219 Seale Street (3), 1220 Seale Street (10) and 2106 N Edgefield Avenue (11)

Seale Willomet Land , LP; PSW Real Estate (see below)

1114 Seale Street (5)

Irene Noah

1116 Seale Street (6) and 1118 Seale Street (7)

Maria and Adrian Gonzalez

1120 Seale Street (8)

Purchaser

PSW Real Estate, LLC

Ryan Diepenbock, Managing Member

Anthony Siela, Member

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

ARTICLE ____

PD ____

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

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on_____ 2015.

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

PD ____ is established on property generally bounded Winton Street and Ellsworth Avenue, inclusive of both sides of Anita Street, west of McMillan Avenue.. The size of PD ____ is approximately 7.28 acres.

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

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

(1) 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.

(2) MODIFIED DUPLEX means two detached dwelling units located on a lot.

(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 ____ : Development Plan.

SEC. 51P-____.105.

DEVELOPMENT PLAN

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

(b) Development plans may be submitted in phases or for a portion of any part of the Property.

SEC. 51P____.106.

MAIN USES PERMITTED.

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

(b) The following additional main use is permitted:

-- Modified duplex.

SEC. 51P-____.107.

ACCESSORY USES

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

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

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

- Accessory community center (private).

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Modified duplex.

Applicant requested:

20 feet.	(1) <u>Front yard.</u>
	(A) Except as provided in this subsection, minimum front yard is
	(B) Minimum front yard for Lots 15,19, 20, and 34 is 25 feet.
	(C) Minimum front yard for Lots 1, 3, 16, 25, and 26 is 15 feet.

Staff recommended:

25 feet.	(1) <u>Front yard.</u>
	(A) Except as provided in this subsection, minimum front yard is
	(B) Minimum front yard for Lots 1, 3, 16, 25, and 26 is 15 feet.

(2) Side and rear yard.

(A) Except as provided in this subsection, minimum side yard is three feet.

(B) Minimum side yard for the easternmost lots on the Property is five feet.

(C) Minimum rear yard is ten feet.

(D) For Lots 1 through 10, Winton Street is considered a rear yard.

(3) Density. Maximum number of dwelling units is 68.

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

(5) Height. Maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 60 percent.

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

(7) Lot size. Minimum lot size is 6,000 square feet.

(6) Stories. No maximum number of stories.

SEC. 51P-____.109.

OFF-STREET PARKING

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

(b) Modified duplex.

(1) A minimum of two off-street parking spaces per dwelling unit must be provided.

(2) Tandem parking is permitted.

(3) A minimum of one space for each five dwelling units must be provided for guest parking.

(4) The minimum distance to an enclosed parking space (garage) can be reduced from 20 feet if an automatic garage opener is installed and maintained.

(5) Ingress and egress for required parking.

(A) Except as provided in this subsection, ingress and egress for off-street parking for each dwelling unit is prohibited from a public street.

(B) Lots Numbers 1 through 10, 16, 25, and 26 may only utilize Winton Street, Anita Street, or the public alleys that serve these lots for ingress and egress.

SEC. 51P-____.110.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111.

LANDSCAPING

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

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

SEC. 51P-____.112.

SIGNS.

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

SEC.51P-____.113.

ADDITIONAL PROVISIONS.

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

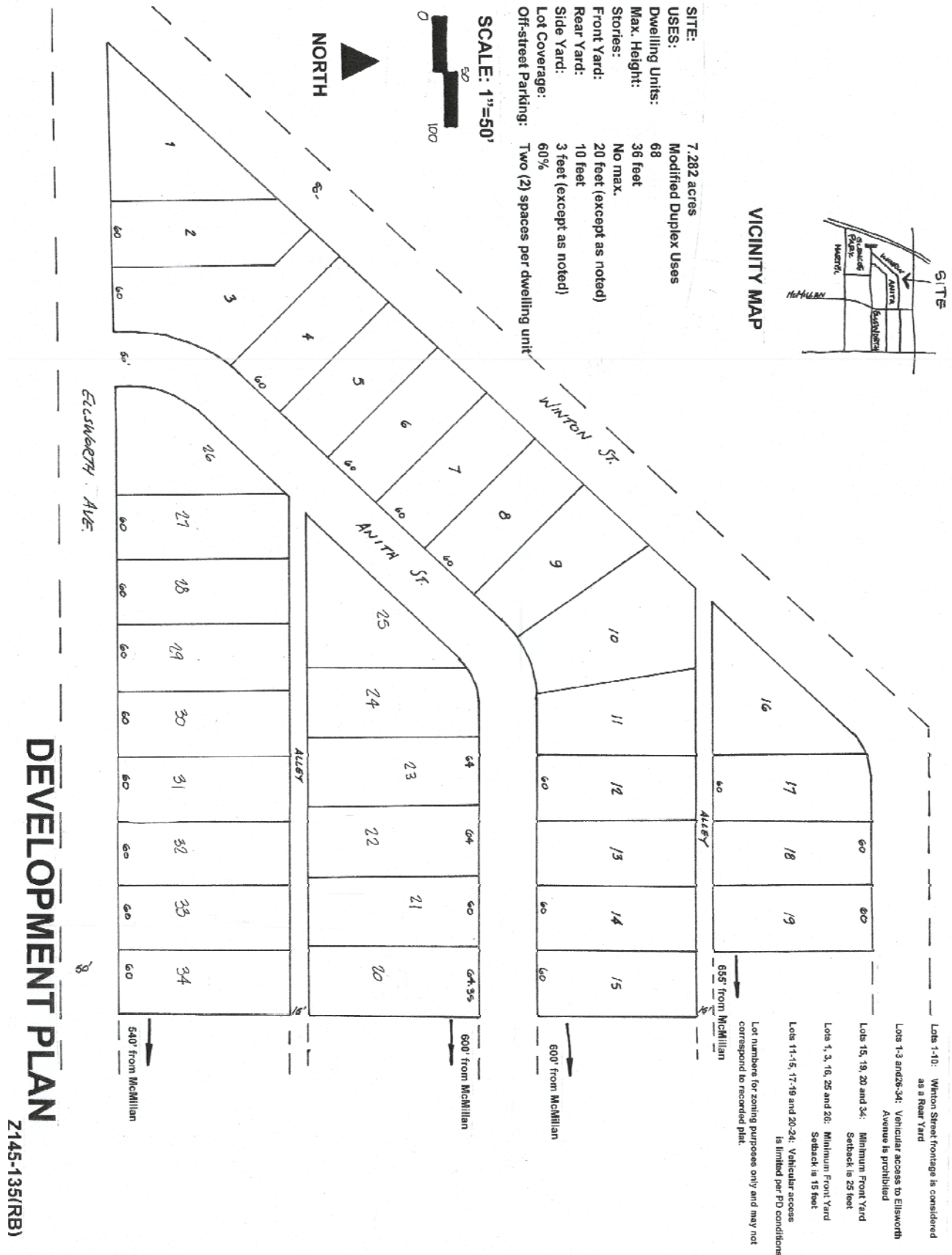
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

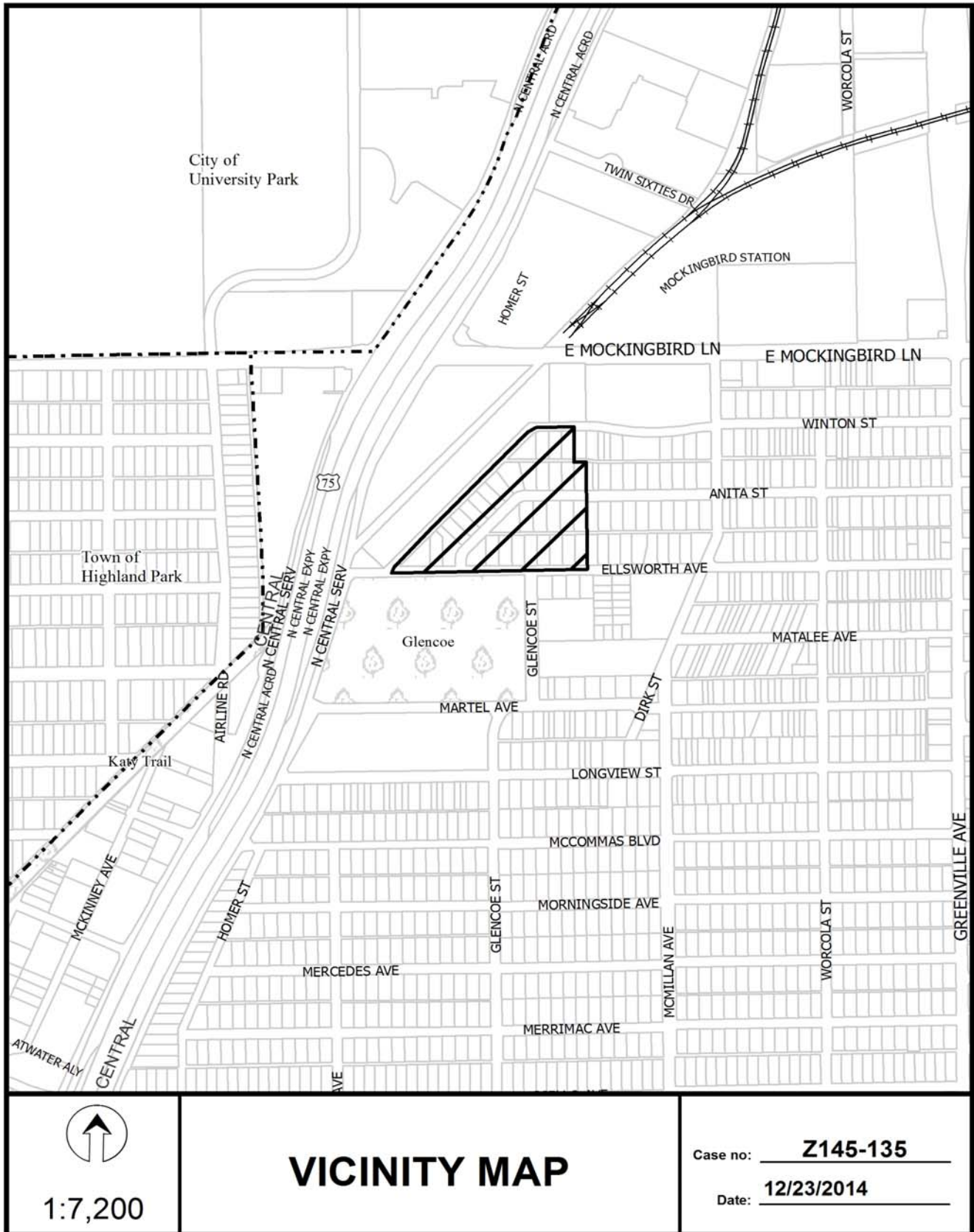
SEC.51P-____.114.

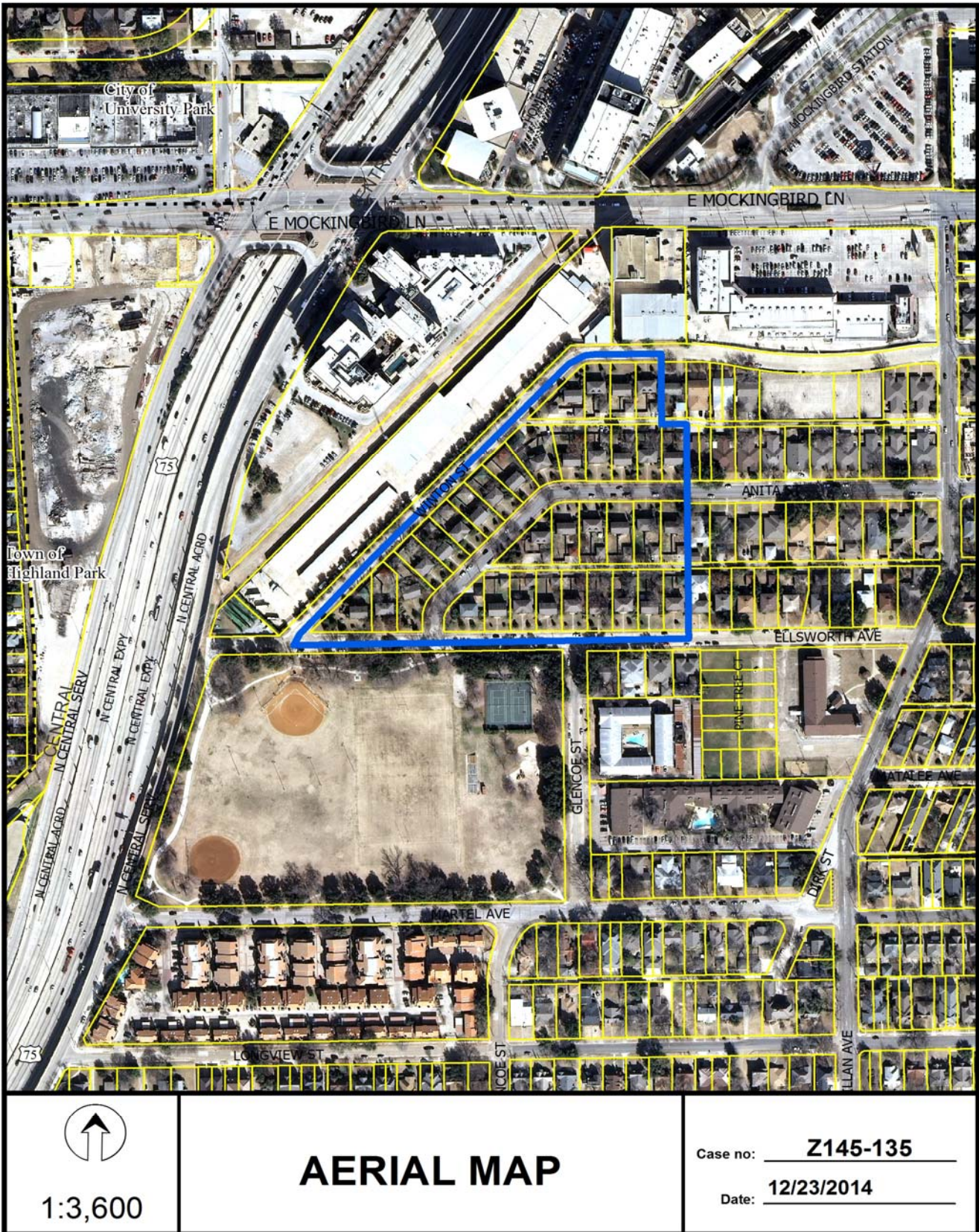
COMPLIANCE WITH CONDITIONS.

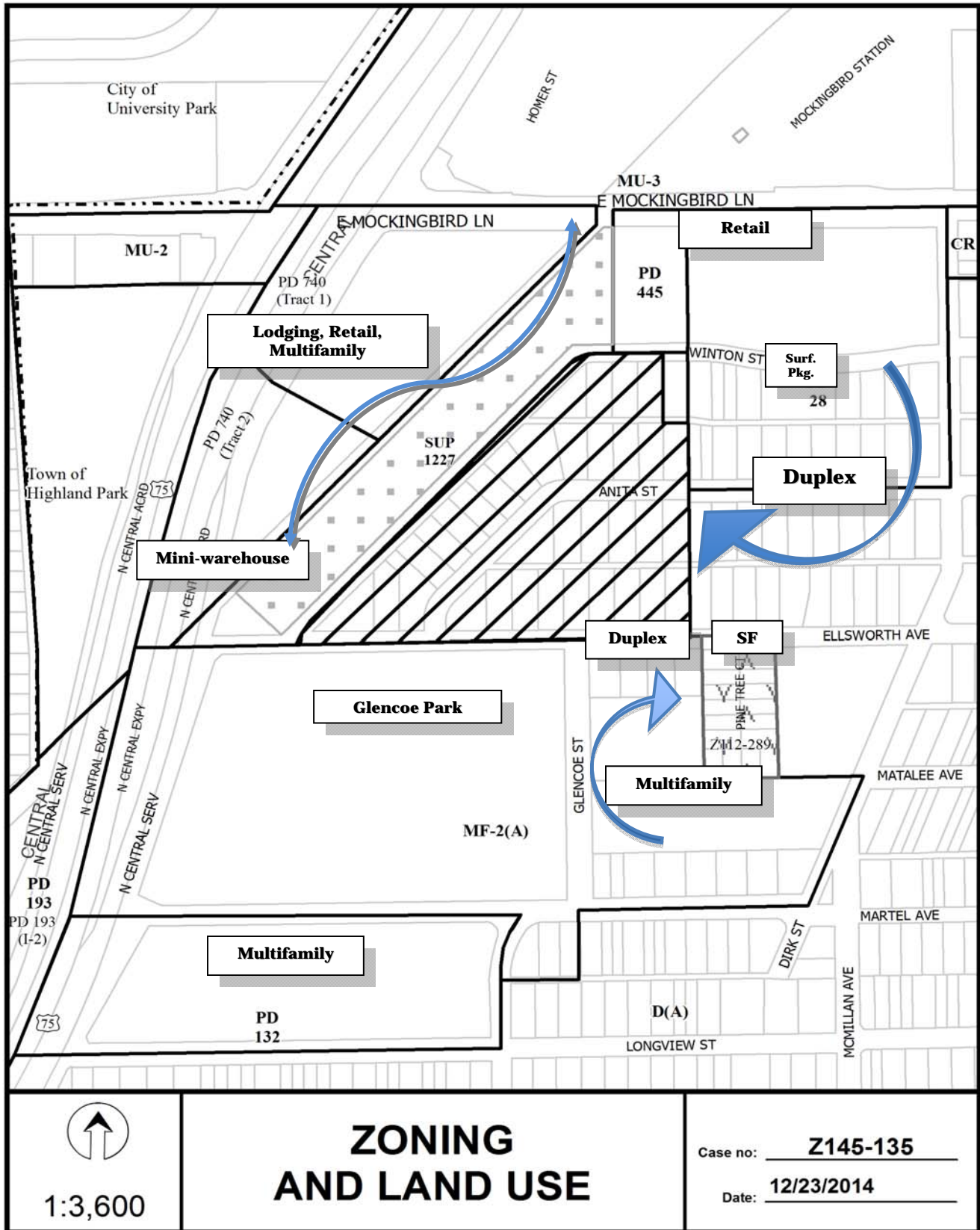
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. All improvements and upkeep are the responsibility of the owner.

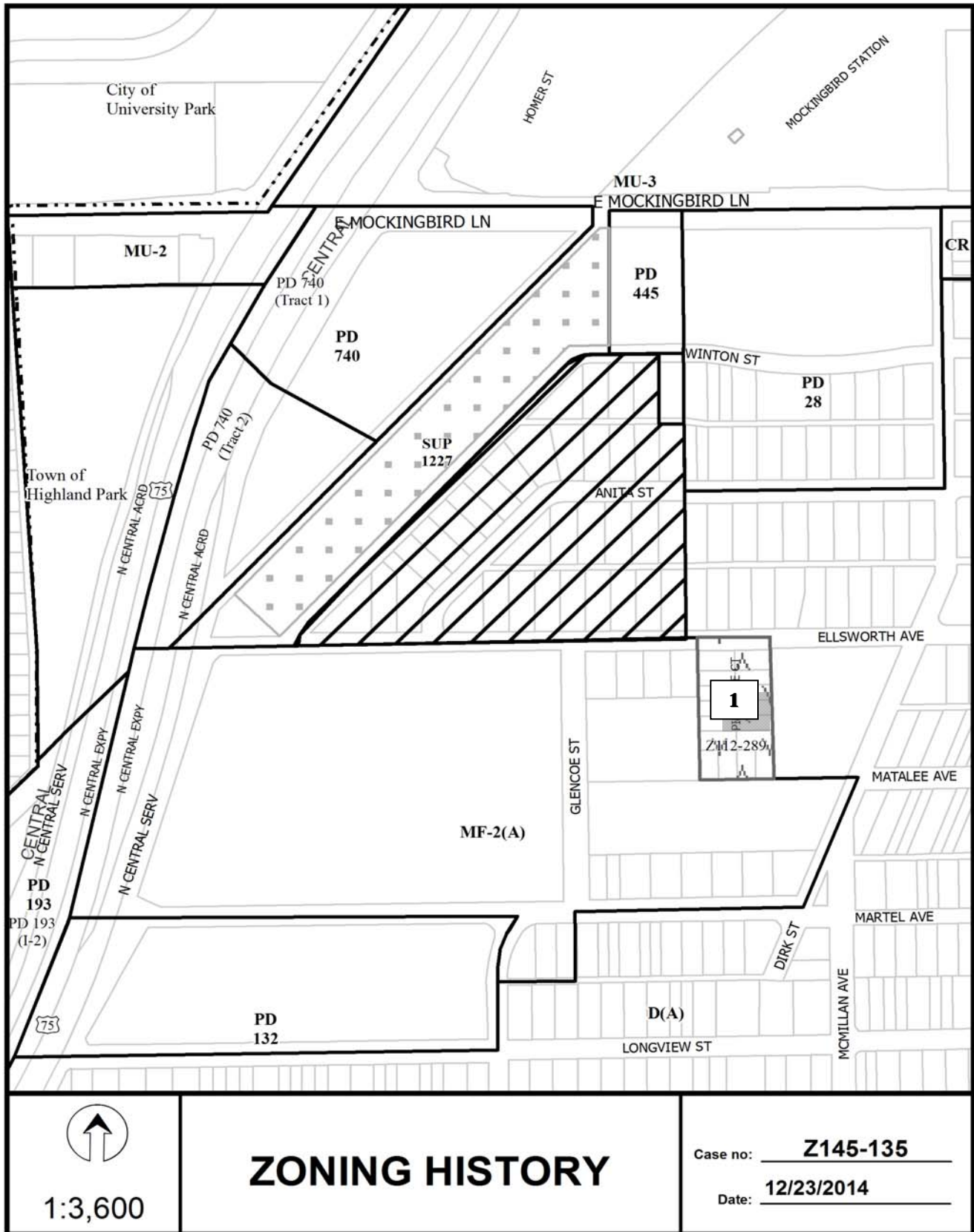
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules,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







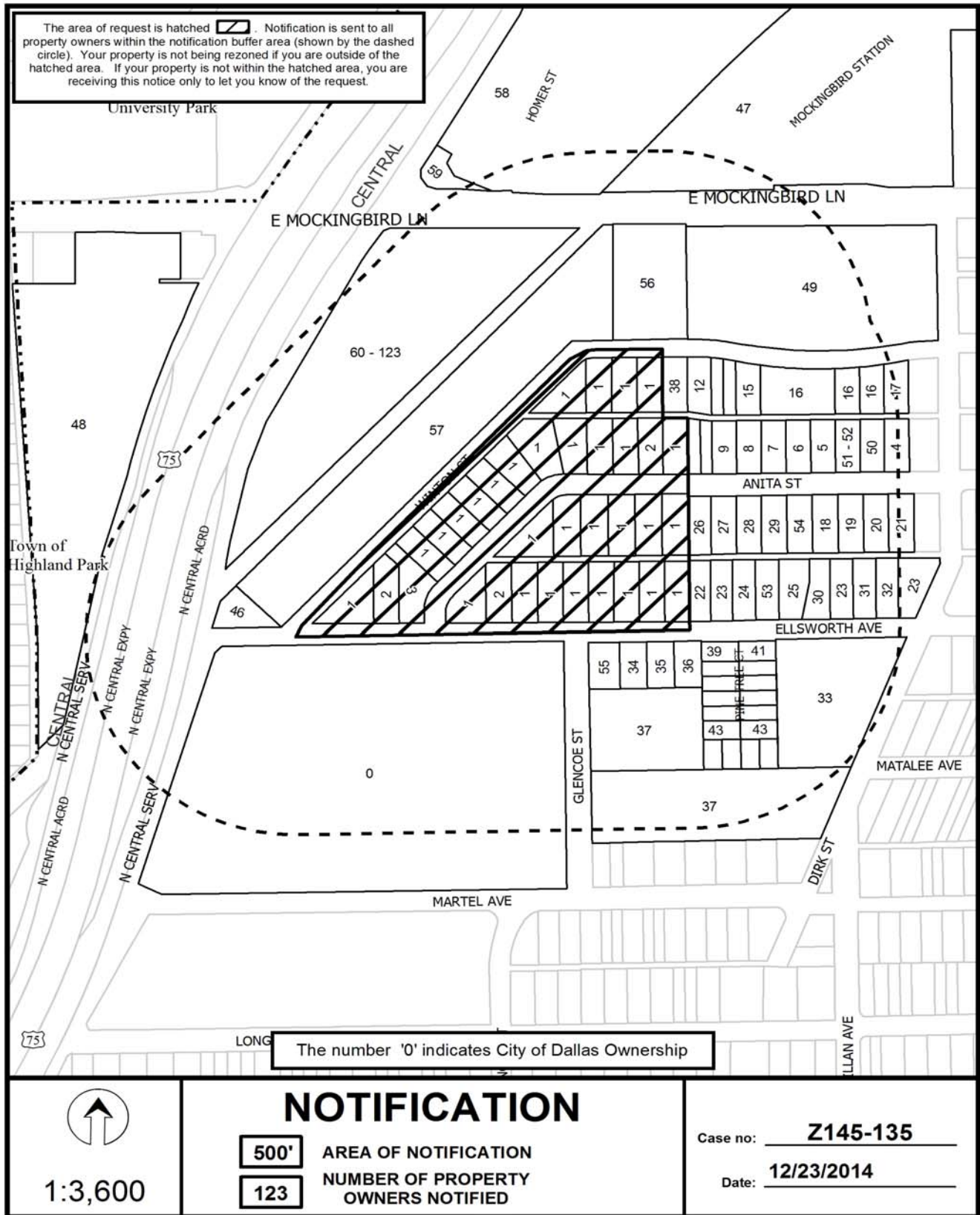




ZONING HISTORY

Case no: **Z145-135**

Date: **12/23/2014**



12/23/2014

Notification List of Property Owners***Z145-135******123 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5309 ELLSWORTH AVE	GLENCOE PARK DUPLEXES LP
2	5313 ELLSWORTH AVE	GLENCOE PARK DUPLEXES LP
3	5317 ELLSWORTH AVE	GLENCOE PARK DUPLEXES LP
4	5467 ANITA ST	BLOODY GOOD HOLDINGS LLC
5	5451 ANITA ST	PRUDE ROYCE L ETAL
6	5447 ANITA ST	PB ANITA LLC
7	5441 ANITA ST	BAUTZ ANDREW COLLINS &
8	5437 ANITA ST	ALAMAT JACOB N
9	5433 ANITA ST	PAGE KIMBERLY R
10	5427 ANITA ST	STUBBS JEWEL J
11	5429 ANITA ST	HENDRICKSON FAMILY LP
12	5420 WINTON ST	MCMILLIN KIMBERLY ANNE &
13	5426 WINTON ST	POLLOCK BRIAN
14	5424 WINTON ST	POLLOCK KEVIN
15	5428 WINTON ST	MCFALLS GEOFFREY A & ELENA A
16	5432 WINTON ST	MOCKINGBIRD CENTRAL JV
17	5452 WINTON ST	FIELD ELOISE P ESTATE OF
18	5452 ANITA ST	SIDERIS KATERINA
19	5460 ANITA ST	WAGSTAFF DANIEL R & HALEY
20	5464 ANITA ST	MUELLER RICHARD A & SANDRA KANE
21	5466 ANITA ST	BRANTFERGER KENNETH ET AL
22	5433 ELLSWORTH AVE	WASKOM ENTERPRISES LLC
23	5439 ELLSWORTH AVE	PERRY ALEXANDER &
24	5441 ELLSWORTH AVE	ANGRY PIRATE PROPERTIES LLC
25	5451 ELLSWORTH AVE	SUGHRUE ERIC W
26	5428 ANITA ST	APT PPTIES LLC

12/23/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5432 ANITA ST	PERRY ALEXANDER
28	5438 ANITA ST	TAUSCHER JOSEPH W
29	5444 ANITA ST	SAVAGE ELIZABETH FRIDAY &
30	5455 ELLSWORTH AVE	MASSMAN EDWARD L
31	5465 ELLSWORTH AVE	PIROK PAUL
32	5469 ELLSWORTH AVE	PIROK PAUL & ANGIE
33	5470 ELLSWORTH AVE	RIDGECREST BAPTIST CHURCH
34	5408 ELLSWORTH AVE	DOBBINS CHRISTY DAVIS
35	5412 ELLSWORTH AVE	PATEL MANESH
36	5418 ELLSWORTH AVE	CHATHAM JOSEPH M &
37	3736 GLENCOE ST	LMI GLENCOE DALLAS LLC
38	5416 WINTON ST	MCCRACKEN THOMAS W JR
39	3895 PINE TREE CT	ELLSWORTH 3X LLC
40	3883 PINE TREE CT	PENGAR CAPITAL LLC
41	8 PINE TREE CT	TEGRITY EXECUTIVE LLC
42	3847 PINE TREE CT	ELLSWORTH 3X LLC
43	11 PINE TREE CT	MM ELLSWORTH LLC
44	3824 PINE TREE CT	ELLSOWRTH 3X LLC
45	19 PINE TREE CT	7122 LA VISTA LLC
46	5301 ELLSWORTH AVE	KMS ELLSWORTH LP
47	5465 MOCKINGBIRD LN	DALLAS AREA RAPID TRANSIT
48	5555 CENTRAL EXPY	SOUTHERN METHODIST
49	5400 MOCKINGBIRD LN	MOCKINGBIRD CENTRAL PLAZA
50	5461 ANITA ST	LEE WOODROW R JR
51	5457 ANITA ST	SPURLOCK MARGARET C
52	5459 ANITA ST	SPURLOCK MARGARET C EST OF
53	5445 ELLSWORTH AVE	KINCH JANET L
54	5448 ANITA ST	VANDERMARK JOYCE LIFE EST
55	5404 ELLSWORTH AVE	CALLICOATTE CONRAD S
56	5342 MOCKINGBIRD LN	PS TEXAS HOLDINGS LTD
57	5340 MOCKINGBIRD LN	SHURGARD TEXAS LTD PS

12/23/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5307 MOCKINGBIRD LN	AMERICAN FUND US INVESTMENT GP LLC
59	5307 MOCKINGBIRD LN	AMERICAN FUND US INVESTMENT GP LLC
60	5656 CENTRAL EXPY	BEHRINGER HARVARD
61	5656 CENTRAL EXPY	WESTDALE PALOMAR LP
62	5656 CENTRAL EXPY	FOLEY NICHOLAS & MANJULA S FOLEY
63	5656 CENTRAL EXPY	GREEN SET LLC
64	5656 CENTRAL EXPY	BROWN LARRY H & SHELLY
65	5656 CENTRAL EXPY	MAR PROPERTIES LTD
66	5656 CENTRAL EXPY	CHANG IRIS W
67	5656 CENTRAL EXPY	DAVIS SPENCER S &
68	5656 CENTRAL EXPY	MOCK 5656 LLC
69	5656 CENTRAL EXPY	EIGHT OAKS INVESTMENTS II LLC
70	5656 CENTRAL EXPY	TOLIVER BRIAN & LEESA TOLIVER
71	5656 CENTRAL EXPY	RICHIE BOYD LYNN & BETTY ZOE
72	5656 CENTRAL EXPY	GIDEON CECILE & CJ JR
73	5656 CENTRAL EXPY	CASSULLO JOANNE
74	5656 CENTRAL EXPY	RICHEY PROPERTIES INC
75	5656 CENTRAL EXPY	TOMPSON JERRY
76	5656 CENTRAL EXPY	TRIMARCHI DENNIS M
77	5656 CENTRAL EXPY	HARRISON FIELD
78	5656 CENTRAL EXPY	ALI AMAR BARKAT &
79	5656 CENTRAL EXPY	BUCHANAN MOREAS
80	5656 CENTRAL EXPY	ZISSIS FAMILY TRUST
81	5656 CENTRAL EXPY	WILLIAMS DEBORAH A & ROBERT M GOLDSTEIN
82	5656 CENTRAL EXPY	YARTO ROBERTO & JENNIFER
83	5656 CENTRAL EXPY	BARTELS ANN M
84	5656 CENTRAL EXPY	MCLANE DAVID J &
85	5656 CENTRAL EXPY	EDWARDS STAN &
86	5656 CENTRAL EXPY	WILLIAMSON MARK PATRICK
87	5656 CENTRAL EXPY	KNUBOWITZ JOEL
88	5656 CENTRAL EXPY	YAMINI SARA M

12/23/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5656 CENTRAL EXPY	MAJORS DECENDANTS TRUST
90	5656 CENTRAL EXPY	KOERNER GARY & KAY
91	5656 CENTRAL EXPY	TALLEY JUDITH OLSEN &
92	5656 CENTRAL EXPY	WALTON LARRY E & LINDA
93	5656 CENTRAL EXPY	CARSON TED J & DEBORAH J
94	5656 CENTRAL EXPY	JOINES RONDA JOY
95	5656 CENTRAL EXPY	HARRISON FIELD
96	5656 CENTRAL EXPY	BARNES SUSAN
97	5656 CENTRAL EXPY	RUFF PARTNERS LTD
98	5656 CENTRAL EXPY	HARRISON FIELD
99	5656 CENTRAL EXPY	WEAR CHARLES AND JANET WEAR
100	5656 CENTRAL EXPY	GANCARZ CHRISTINE P
101	5656 CENTRAL EXPY	HARRISON FIELD
102	5656 CENTRAL EXPY	HAINES DALE & JANE
103	5656 CENTRAL EXPY	WEBB BARBARA J & GREGORY E
104	5656 CENTRAL EXPY	GANCARZ DORIS
105	5656 CENTRAL EXPY	BERAN DIANA
106	5656 CENTRAL EXPY	HARRISON FIELD
107	5656 CENTRAL EXPY	KING WAYNE E & TINA M
108	5656 CENTRAL EXPY	ANDERSON GARY A &
109	5656 CENTRAL EXPY	MULLANEY TERI L & DANIEL P
110	5656 CENTRAL EXPY	WOMACK MORRIS K & MAUREEN M
111	5656 CENTRAL EXPY	HUANG JENNIFER
112	5320 MOCKINGBIRD LN	NEE EUGENE P
113	5320 MOCKINGBIRD LN	ITANI LAND LTD
114	5320 MOCKINGBIRD LN	AHP INVESTMENTS LLC
115	5320 MOCKINGBIRD LN	CURTIS THOMAS D &
116	5320 MOCKINGBIRD LN	KARRO MILES MARSHALL
117	5320 MOCKINGBIRD LN	HIRSCH LINDA M FAMILY TRUST
118	5320 MOCKINGBIRD LN	MURPHY SUSAN W
119	5320 MOCKINGBIRD LN	ISSA FERNANDO JUAN MARCOS

Z145-135(RB)

12/23/2014

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5320 MOCKINGBIRD LN	TOMLIN FRANCIS G JR
121	5320 MOCKINGBIRD LN	BEHRINGER BRADLEY
122	5320 MOCKINGBIRD LN	5320 E MOCKINGBIRD LN L304 LLC
123	5320 MOCKINGBIRD LN	AHERN J KEVIN & SHERRY L

Planner: Warren F. Ellis**FILE NUMBER:** Z145-150(WE) **DATE FILED:** December 23, 2014**LOCATION:** East corner of Amelia Street and Maple Avenue**COUNCIL DISTRICT:** 2 **MAPSCO:** 34-U**SIZE OF REQUEST:** Approx. 1.424 acres **CENSUS TRACT:** 4.04

APPLICANT: Orange Development Company**REPRESENTATIVE:** Robert Baldwin, Baldwin Associates**OWNER:** Huckabee Partnership, Ltd.**REQUEST:** An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned an MF-2 Multiple-family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.**SUMMARY:** The applicant proposes to develop the request site with a drug store [CVS] with a drive-through window that faces Maple Avenue. The structure will be located on the portion that is already zoned an LC Subdistrict. The remaining portion of the site that is currently zoned an MF-2 Subdistrict is proposed for the surface parking and open space. Other uses restricted to certain professional, personal service and custom craft uses and retail uses would also be permitted in this Planned Development Subdistrict.

The applicant has recently submitted a landscape plan and is currently under review to determine compliance with the landscaping requirements in Part I of PDD No. 193. A landscape plan is required if one of the following criteria is met: 1) the planted materials do not meet landscaping requirements in Part I of PDD No. 193 or 2) the landscaping exceed the landscaping requirements.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Restricting the permitted uses on site and limiting the structure height to 35 feet will mitigate any potential impacts on the adjacent residential uses.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the street system can accommodate the additional impact if this property were rezoned.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood Building Block and is in compliance with the Comprehensive Plan and in general compliance with the Oak Lawn Area Plan.
4. *Justification for PDS Planned Development Subdistrict Zoning as opposed to a straight zoning district* – The Planned Development Subdistrict is requested because a portion of the site is located within an MF-2 Multiple-family Subdistrict which prohibits a commercial parking lot as a permitted use. In addition, the applicant is restricting uses and providing a development plan.

Zoning History: There has not been any recent zoning case in the area within the last five years.

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. The *forwardDallas! Plan* is a guide to the future development in the City of Dallas.

Urban Neighborhoods

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 development is in compliance with the *forwardDallas! Comprehensive Plan*.

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 Planned Development Subdistrict will meet objectives 2, 4 and 7. The proposed development will be developed to an appropriate scale that meets the character of the adjacent uses.

The configuration and location make it difficult to plan for a drive-through window on this site that has residential streets on two sides and a collector on the other while simultaneously meeting all the objectives of the Oak Lawn Plan and being sensitive to the surrounding neighborhood. Drive-through windows are permitted in the existing LC zoning district. The site will provide a drive-through window that faces Maple Avenue. The location of the proposed drive-through window restricts the building design from being developed closer to Maple Avenue, which prevents achieving a building that is urban in form. The applicant has met with the adjacent residences regarding the proposed development and has complied with designing an 8-foot masonry wall around a portion of the development. Even though staff recommends a lower masonry wall to

achieve a more pedestrian, walkable, environment, the neighborhood believes that the height of the wall is justifiable to the screening of the parking lot. The 8-foot masonry wall will be opposite of the residence on Amelia Street and Maple Springs Boulevard.

The size of the request site is too small to place the off-street parking underground or within buildings similar in appearance to non-parking buildings. In order to put the parking underground the proposed development will be cost prohibited to develop. At the request of the residences during a neighborhood meeting, the applicant will install a minimum 8-foot masonry wall around the surface parking along Maple Springs Boulevard and Amelia Street. Landscaping will soften the appearance.

As it relates to using the existing zoned development densities as a base from which to plan, the applicant is using the more intense zoning subdistrict that is along the major corridor as a base zoning. The LC Light Commercial Subdistrict permits a variety of intensive and intrusive uses, but the applicant has restricted their development rights to limit certain professional, personal service and custom craft uses on site. Residential uses will be prohibited from being developed on the property.

Land Use Compatibility

Surrounding Land Uses:

	Zoning within PDS 193	Land Use
Site	LC, MF-2	Vacant retail
Northeast	R-7.5	Single family
Southeast	R-7.5, GR	Single family, Restaurant
Southwest	PDD No. 843, IR	General merchandise or food store, surface parking lot
Northwest	MF-2, LC	Single family, undeveloped, Office

The primary land uses adjacent to the request site along Maple Avenue consist of several one-story, office and retail uses (restaurant) which are located within the LC Light Commercial Subdistrict. Properties that are northeast and northwest of the request site are developed with single family uses. Southwest of the request site, across Maple Avenue is PDD No. 843 which is development with a general merchandise or food store. The scale of the proposed retail use will be compatible with the adjacent uses.

The proposed development is located on a major collector street and will provide important services and job opportunities within the adjacent neighborhood.

The proposed one story, 12,900 square foot drug store will be screened from the adjacent residential uses with an 8-foot solid masonry wall around the parking lot that extends along the Maple Springs Boulevard to Maple Avenue. The proposed

development will have a drive-through window on the southeastern portion of the facade.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LC Light Commercial Subdistrict	10'	10' /15'	4:1 FAR	36' sf 240' non-residential	80%		Retail, Office, single family, Multiple-family
MF-2 Multiple-family Subdistrict	15'	10' /15'		36'	60%		Retail, Office, single family, multiple-family
PDS – proposed Light Commercial Subdistrict	10'	0'/0'		35'			Retail, Office

Landscaping: Landscaping of any development will be in accordance with the landscape plan. The applicant has recently submitted a landscape plan and is currently under review to determine compliance of the landscaping requirements in Part I of PDD No. 193. A landscape plan will be if one of the following criteria is met: 1) the planted materials do not meet landscaping requirements in Part I of PDD No. 193 or 2) the landscaping exceed the landscaping requirements.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Maple Avenue	Collector	60 ft.	60 ft.
Amelia Street	Local	40 ft.	40 ft.
Maple Springs Blvd.	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that the surrounding street system can accommodate the additional trips.

Parking: The applicant is requesting a reduction in the off-street parking requirements for a drug store. The Development Code requires a parking ratio of one space per 250 square feet of floor area. The applicant is proposing a parking ratio of one space per 260 square feet of floor area. The number of off-street parking spaces that are required for the proposed development, under PDD No. 193 is 59 spaces. The applicant is proposing 51 spaces on site. Staff does not believe that the change in the off-street parking ratio requiring 8 less parking spaces will negatively impact the surrounding neighborhood. The location of the proposed development is walkable from to the neighborhood as well as from the surrounding developments (i.e., hospital, multiple-family development, DART station).

Development Plan: Staff has reviewed the development plan and have requested the applicant to revise the plan to show the following: label and indicate the height of the retaining wall and fence, indicate the sidewalk width, and show the approximately 4 to 5 cars in the queuing area where the drive through window is located.

LIST OF OFFICERS Huckabee Partnership, Ltd.

Triangle St. Properties, Inc., General Partner

- Walter G. Huckabee, President

LIST OF OFFICERS Orange Development

- Jason Price President / Owner
- Donn Fizer Vice President
- Gregory Griffith Vice President

PROPOSED PDS CONDITIONS

SEC. S-____.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict ____ is established on property bounded by Maple Avenue, Amelia Street, and Maple Springs Boulevard. The size of PD Subdistrict ____ is 1.424 acres.

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

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

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

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

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

SEC. S-____.104. EXHIBITS.

The following exhibits are incorporated into this division:

Exhibit S-____A: development plan.

Exhibit S-____B: landscape plan.

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

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

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

The following uses are the only main uses permitted:

- (1) Utility and Services Uses
 - Local Utilities.
- (2) Recreation and Entertainment Uses
 - Private recreation club or area.
- (3) Professional, Personal Service and Custom Craft Uses
 - Office.
 - Temporary construction or sales office.
 - Bank or saving and loan office.
 - Health studio.
 - Instructional arts studio.
 - Photography studio.
- (4) Retail Uses
 - Retail food store.
 - Bakery or confectionary shop.
 - Book and stationary store.
 - Clothing store.
 - Drug store.
 - Florist.
 - Furniture store.

SEC. S-____.107. ACCESSORY USES.

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

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

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

(b) Front yard.

- (1) In general. Except as provided in this section, minimum front yard is 10 feet.
- (2) Other structures. No minimum front yard is required for structures other than buildings.
- (3) Retaining wall. A retaining wall is permitted in the front yard.

(4) Maximum front yard.

(A) A maximum front yard must be provided along the Maple Avenue front yard for at least 70 percent of the linear distance of the street frontage exclusive of the visibility triangles and driveways. No maximum front yard is required for Amelia Street or Maple Springs Boulevard.

(B) Maximum front yard for Maple Avenue is 45 feet if the ground floor uses include retail and personal service uses.

(C) For all other uses, maximum front yard is 20 feet.

(c) For Property developed with non-residential uses, surface parking and open space must be provided as shown on the development plan. Only accessory structures such as fencing, benches, hardscape and fountains, and gazebos are permitted within the areas shown on the development plan for parking and open space.

(d) Height: Maximum structure height is 35 feet.

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

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

(b) For a drug store, one off-street parking space is required for each 260 square feet of floor area.

SEC. S-____.110. INGRESS AND EGRESS.

Ingress and egress are limited to the locations shown on the development plan. Ingress and egress to Maple Springs Boulevard is prohibited.

SEC. S-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.112. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit ____). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

SEC. S-____.113. SCREENING.

(a) A solid masonry wall with a minimum height of eight feet must be provided in the locations shown on the development plan.

(b) Rooftop mechanical equipment must be screened.

SEC. S-____.114. SIGNS.

Except as provided, signs must comply with the provisions for business zoning districts in Article VII. Attached signage is prohibited on the northern façade.

SEC. S-____.115. ADDITIONAL PROVISIONS.

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

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

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

(d) Outside speakers are prohibited.

Staff's Recommendation

(e) Hours of operation: a drug store use may operate during the hours of 7:00 a.m. to 10:00 pm, Monday through Friday, and 7:00 a.m. through 12:00 a.m. (the next day), Saturday and Sunday.

Applicant's Proposal

~~(e) Hours of operation: The drug store may operate during the hours of 7:00 a.m. to 10:00 pm, Monday through Friday, and 7:00 a.m. through 12:00 a.m. (the next day), Saturday and Sunday.~~

Staff's Recommendation

(f) Light standards: Maximum light standards to the top of the light fixture is 15 feet. The light fixture must be designed to project the light source downward.

Applicant's proposal

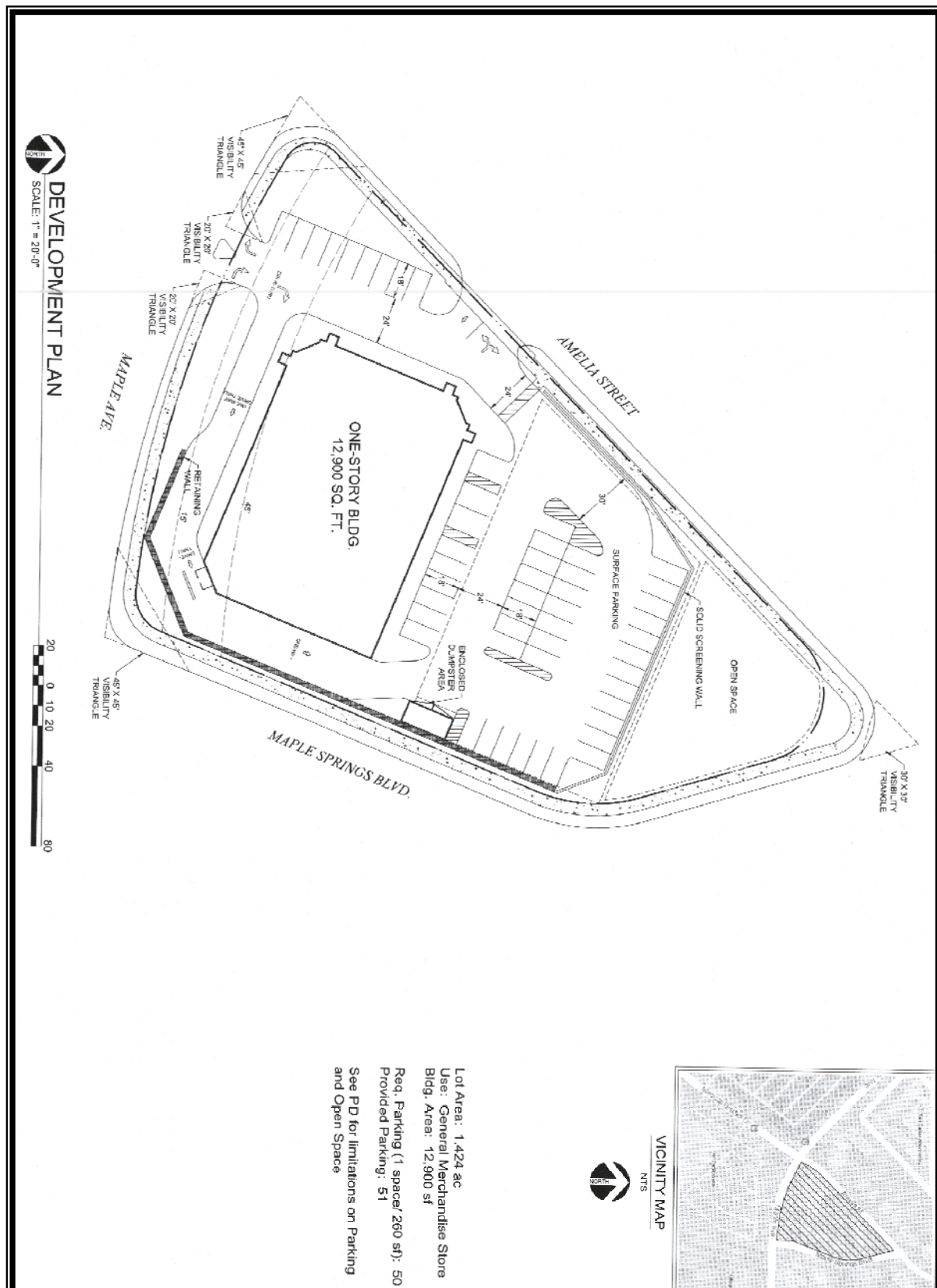
(f) Light standards: Maximum light standards to the top of the light fixture is 25 feet.

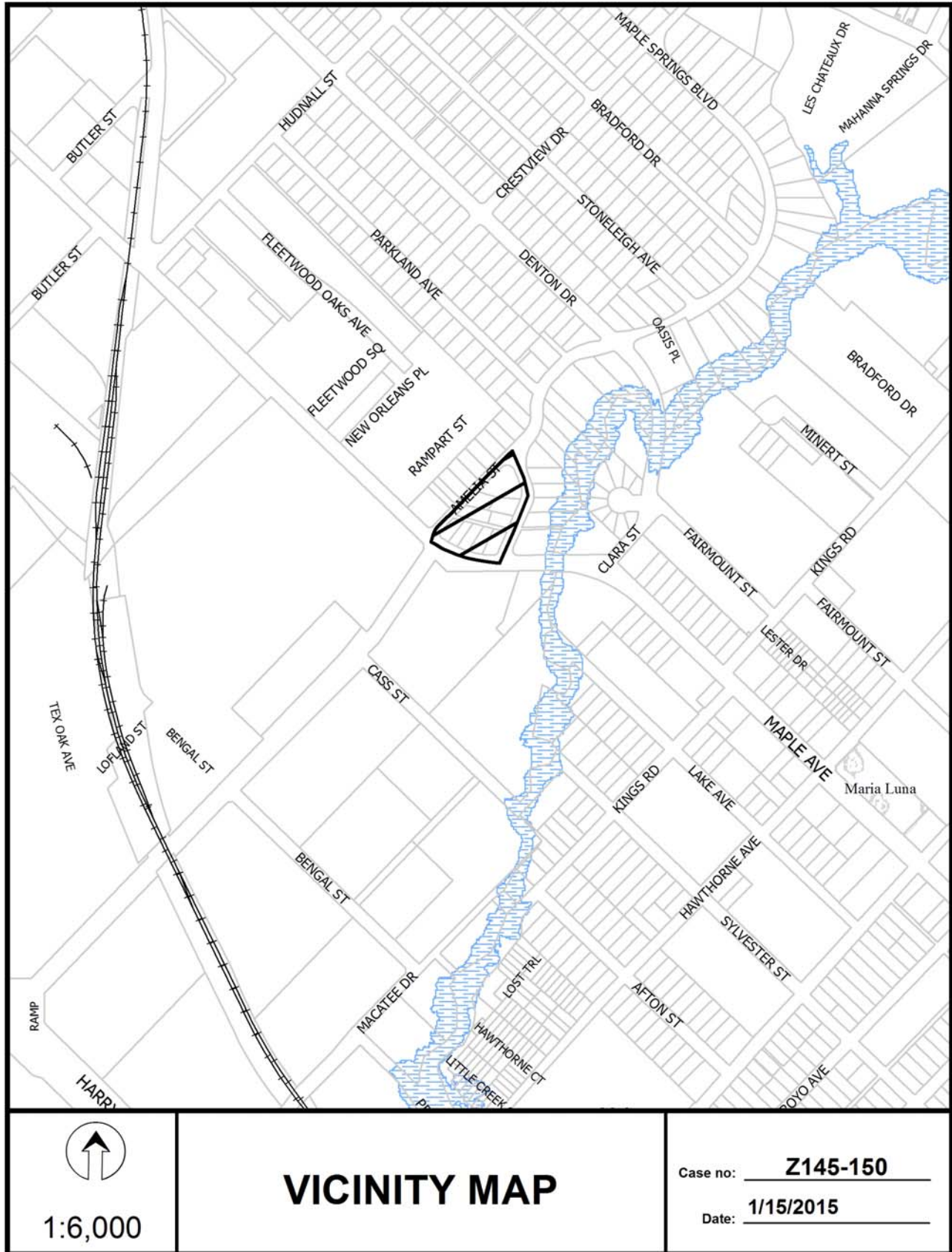
SEC. S-____.116. COMPLIANCE WITH CONDITIONS.

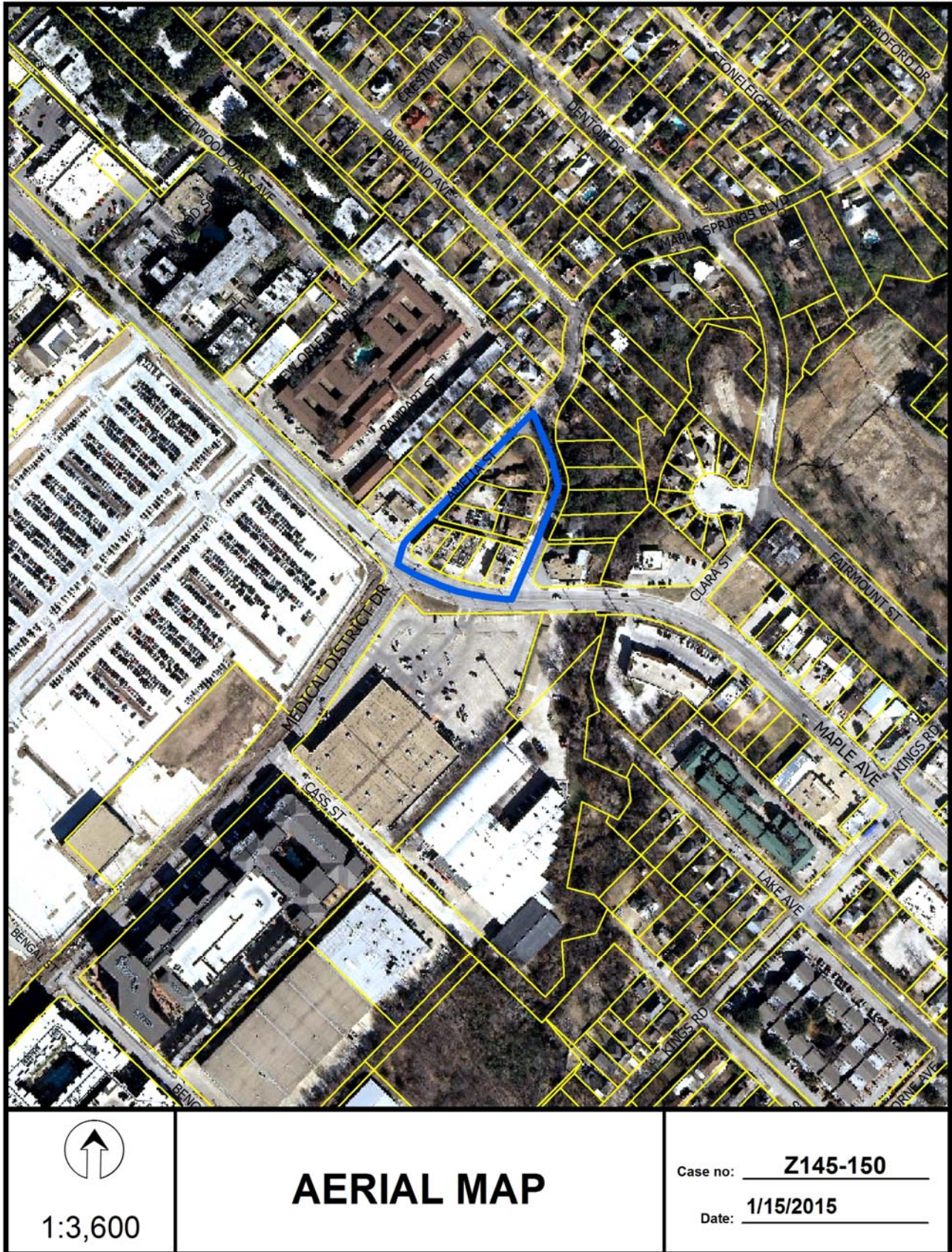
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

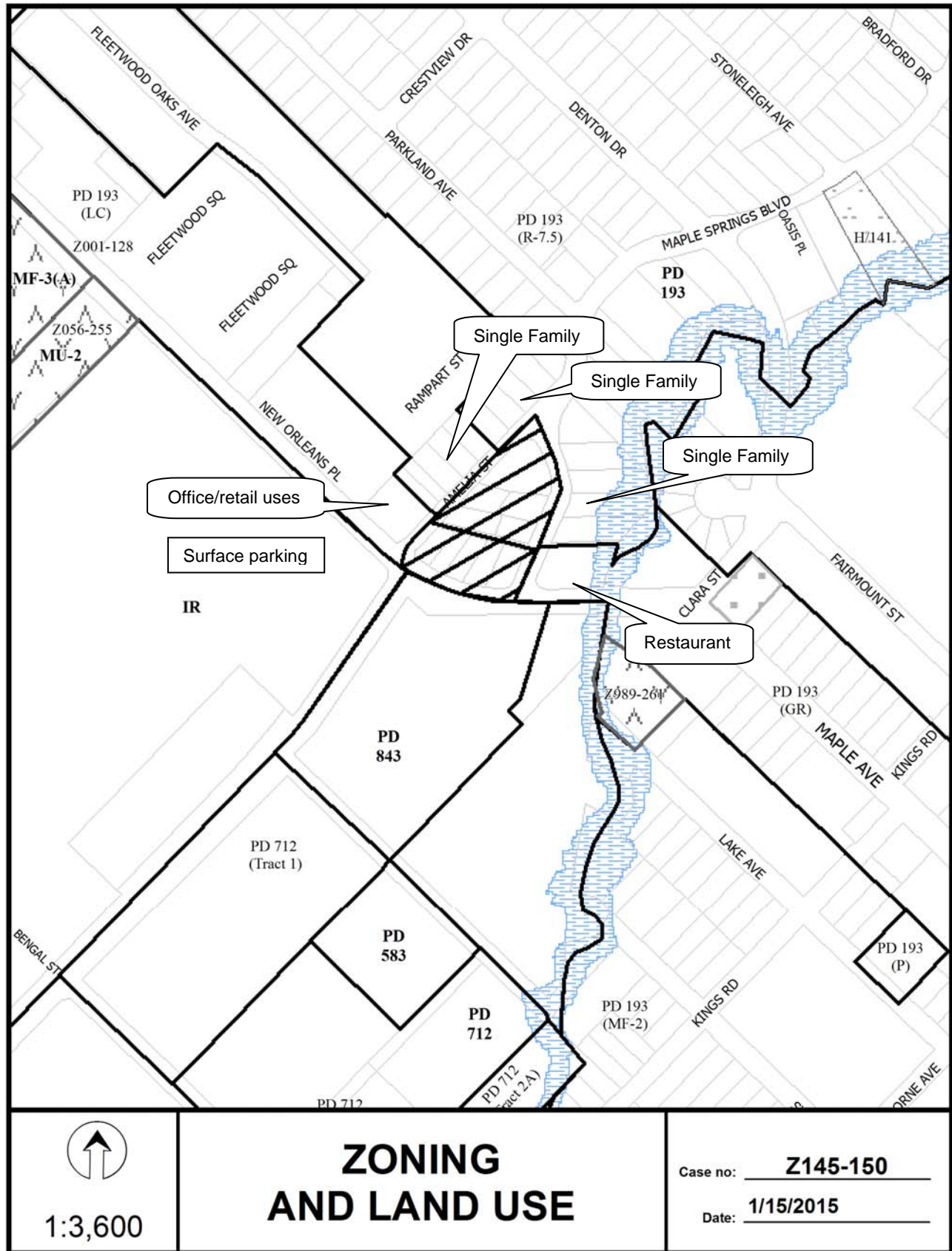
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

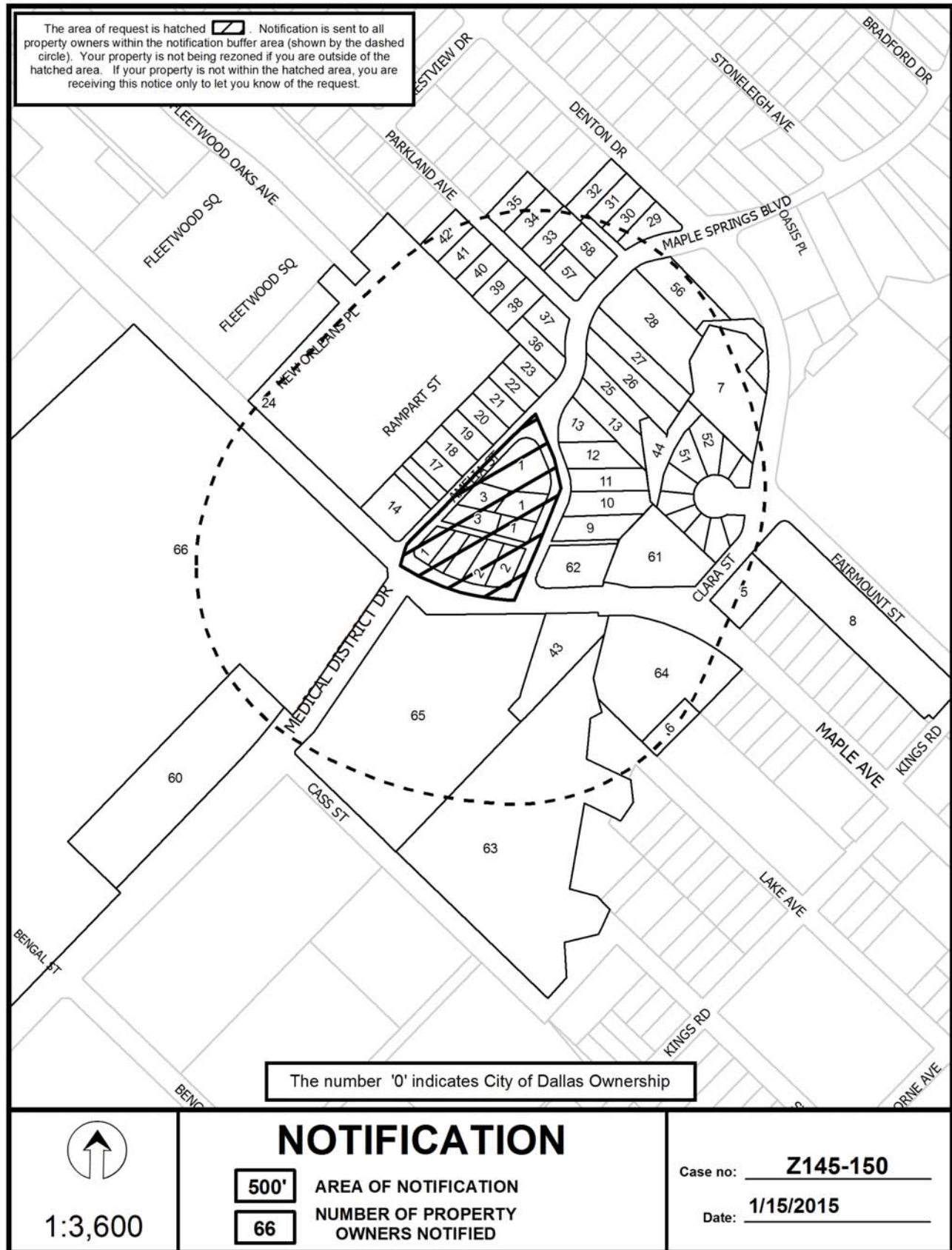
PROPOSED DEVELOPMENT PLAN











Notification List of Property Owners

Z145-150

66 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4934 MAPLE AVE	HUCKABEE W G
2	4924 MAPLE AVE	HUCKABEE WALTER G
3	2514 AMELIA ST	HUCKABEE W G
4	4930 MAPLE AVE	HUCKABEE W G
5	4744 MAPLE AVE	TCG MAPLE CLARA INVESTORS LLC
6	4742 LAKE AVE	QUINTANILLA RAYMOND F
7	4811 DENTON DR	SKELDALE PROPERTIES INC
8	4725 FAIRMOUNT ST	TRG FAIRMOUNT LP
9	2510 MAPLE SPRINGS BLVD	GONZALES FELIX
10	2514 MAPLE SPRINGS BLVD	BALDWIN PHILIP M
11	2518 MAPLE SPRINGS BLVD	MAHONEY MICHAEL P
12	2600 MAPLE SPRINGS BLVD	LEVA LON E
13	2612 MAPLE SPRINGS BLVD	SPARKS GLENN C
14	5000 MAPLE AVE	HUCKABEE PARTNERSHIP, LTD
15	2511 AMELIA ST	HUCKABEE LOU G
16	2513 AMELIA ST	HUCKABEE LOU G
17	2515 AMELIA ST	MONTES DAVID
18	2521 AMELIA ST	JACINTO GRACIE & MICHAEL
19	2523 AMELIA ST	AYALA ANTHONY
20	2527 AMELIA ST	AMARASINGHAM RUBEN &
21	2603 AMELIA ST	HERNANDEZ EDWARD R
22	2605 MAPLE SPRINGS BLVD	PRUITT JAMES D & IRYNA A
23	2611 MAPLE SPRINGS BLVD	SUAREZ JUAN
24	5010 MAPLE AVE	SAN CARLOS ASSOC LP
25	2620 MAPLE SPRINGS BLVD	DCMIR PROPERTIES LLC
26	2624 MAPLE SPRINGS BLVD	REDDING CHARLES MICHAEL

01/15/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2628 MAPLE SPRINGS BLVD	CRABTREE ROBERT NORWOOD
28	2706 MAPLE SPRINGS BLVD	MORROW JAMES C &
29	5005 DENTON DR	VANHATTUM WILLIAM E
30	5009 DENTON DR	TERRACINA JOHN J
31	5013 DENTON DR	RUBIO DELIA
32	5017 DENTON DR	KNOUSE DAVID RIDER
33	5012 PARKLAND AVE	NOLAN COMPANY INC THE
34	5014 PARKLAND AVE	RAY JAMES P
35	5102 PARKLAND AVE	PRICE STEPHEN W
36	2615 MAPLE SPRINGS BLVD	AYALA JOSEFINA L
37	2619 MAPLE SPRINGS BLVD	DERRY DALE LYNN
38	5009 PARKLAND AVE	PHILLIPS REBECCA A
39	5011 PARKLAND AVE	MARTINEZ ELIZABETH TR
40	5015 PARKLAND AVE	REYES ROBIN
41	5103 PARKLAND AVE	LITHGOW DOUGLAS W
42	5107 PARKLAND AVE	BOLINDER ERIC
43	4821 MAPLE AVE	MAGIC CARPET LTD
44	4800 FAIRMOUNT ST	MAEDC
45	4803 FAIRMOUNT ST	ORTIZ JOSE A & MARIA L
46	4807 FAIRMOUNT ST	HOWELL DONNA Y
47	4811 FAIRMOUNT ST	FORTNER GORDON V
48	4815 FAIRMOUNT ST	MACIAS OCTAVIO &
49	4819 FAIRMOUNT ST	MEJIA JUAN FRANCISCO &
50	4820 FAIRMOUNT ST	RODRIGUEZ PAULINO &
51	4816 FAIRMOUNT ST	SORIANO PASTOR P &
52	4812 FAIRMOUNT ST	AYALA MARIO G
53	4808 FAIRMOUNT ST	YERSKEY JEANNE M
54	4804 FAIRMOUNT ST	MAI TUAN &
55	2500 CLARA ST	GRAF JOYCE ANN &
56	2718 MAPLE SPRINGS BLVD	MENICUCCI GINA M &
57	2705 MAPLE SPRINGS BLVD	VECELLIO CONSTANCE M

Z145-150(WE)

01/15/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2709 MAPLE SPRINGS BLVD	GREMILLION CHARLES P JR &
59	5008 PARKLAND AVE	BABB MARK
60	2311 MEDICAL DISTRICT DR	KUMIVA GROUP LLC
61	4810 MAPLE AVE	TCG MMB INVESTORS LLC
62	4906 MAPLE AVE	DREKAJ DAVID
63	4714 CASS ST	KALOGRIDIS REAL EST LTD
64	4807 MAPLE AVE	MAPLE C PARTNERS LTD
65	4901 MAPLE AVE	KROGER MANAGEMENT NMTC DALLAS I LLC
66	5101 MAPLE AVE	DALLAS COUNTY HOSPITAL DISTRICT

FILE NUMBER: SPSP134-005(CG)

DATE INITIATED: September 15, 2014

LOCATION: Generally bounded by Pacific Avenue, North Akard Street, Elm Street, and North Field Street

COUNCIL DISTRICT: 14

MAPSCO: 45-K

SIZE OF REQUEST: ±1.8 acres

CENSUS TRACT: 31.01

APPLICANT: Olympic 1401 Elm Associates, LLC

REPRESENTATIVE(S): Tommy Mann and Laura Hoffman, Winstead PC

REQUEST: An application for the creation of a new subdistrict in the Downtown Special Provision Sign District.

SUMMARY: The purpose of this request is to create a new subdistrict to allow façade integrated signs and district identification signs. The applicant plans to redevelop a 53-story, 1.3 million-square foot building with the proposed signage an integral part.

SSDAC RECOMMENDATION: Denial

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

BACKGROUND:

- Over a three-month period, discussions were held at the SSDAC with the applicant and representatives to consider their proposed request. On January 13, 2015, SSDAC recommended to deny the request.
- The podium of the building has marble on its exterior. The applicant has stated that the marble slabs are failing and need to be replaced. The applicant investigated various options and which to pursue replacing the marble with a framework that will hold the proposed façade integrated signs.

STAFF ANALYSIS:

The applicant is proposing to retain the allowed signs in the lower and upper levels with restrictions on total effective area. The major change requested is to allow supergraphics and videoboards in the middle level area in addition to the current regulations for each in the Downtown SPSP.

The total effective area for all attached signs is as follows:

- 7,500 square feet in the lower level sign area (less than 36 feet above grade)
- 30,000 square feet in the middle level sign area (36 feet to 100 feet above grade)
- 6,500 square feet in the upper level sign area (36 feet or less from the top of the building)

The total sign area proposed in the middle level sign area is 30,000 square feet. Approximately 64% of the effective area is proposed for non-premise signs, 31% would be premise signs, 5% would be related to events or activities in downtown or images of artwork or historic buildings, and an additional 5% would targeted downtown events and activities at all times.

The current regulations in the Downtown SPSP is shown in the table below. Supergraphics and videoboards are limited within the Downtown SPSP to a specific number. The proposal for the new subdistrict would allow approximately 19,000 additional square feet for these types of signs by right.

Non-Premise Signage
<p>Supergraphics are allowed in the Downtown SPSP</p> <ul style="list-style-type: none"> ▪ 22 Central Business District (CBD) locations allowed ▪ Allowed on blank wall face/plane (no fenestration) and must cover 60 percent of face ▪ Minimum effective area of 2,500 s/f ▪ Maximum of 2 per building ▪ Building occupancy requirement of 75 percent of street level and 50 percent of building (may be waived for one year for a building being redeveloped) ▪ Change – Many not display the same message for more than 4 months in a 12 month period ▪ May not have more than 9 permitted or pending locations ▪ Sunsets 7/31/2019 ▪ Fees - \$5000 location permit application, \$0.10 /s.f. face change
Attached Non-Premise Videoboards
<ul style="list-style-type: none"> ▪ 15 allowed ▪ 1 per blockface ▪ Minimum of 100 s/f, maximum of 150 s/f ▪ Building occupancy requirement of 75 percent of street level and 50 percent of building (may be waived for one year for a building being redeveloped) ▪ Message must be displayed a minimum of 8 seconds ▪ Streaming only allowed when a special events permit is in effect ▪ SUP required

SSDAC ACTION:
(January 13, 2015)

Motion: It was moved to **deny** the request to create a new subdistrict in the Downtown Special Provision Sign District.

Maker: Peadon
Second: Van Dermark

Result: Carried: 3 to 1

For: 1 – Bauer
Against: 3 – Gomez, Van Dermark, Peadon
Absent: 1 – Phiffer
Conflict: 0

***Speaker(s) and Attendees:**

1. *Tommy Mann (Winstead)
2. *Aimee Sandberg (MAA Architects)
3. *Steve Shepherd (Downtown Residents Council)
4. *Scott Reynolds (Reynolds Outdoor)
5. Jim Wood (Downtown Dallas, Inc.)
6. Jonathan Diamond (VCR)
7. Bryan Dorsey (Olympic 1401 Elm)
8. Jack Gosnell (VCR)
9. John Crawford

SSDAC ACTION:
(December 16, 2014)

Motion #1: It was moved to **deny** the request to create a new subdistrict in the Downtown Special Provision Sign District.

Maker: Peadon
Second: Van Dermark

Result: Tied: 2 to 2

For: 2 – Van Dermark, Peadon
Against: 2 – Phiffer, Bauer
Absent: 1 – Gomez (Prior to vote, excused at 4:20 pm.)
Conflict: 0

Motion #2: It was moved to **hold under advisement** until January 13, 2015.

Maker: Phiffer
Second: Bauer

Result: Carried: 4 to 0

For: 4 – Bauer, Van Dermark, Peadon, Phiffer
Against: 0
Absent: 1 – Gomez
Conflict: 0

*Speaker(s) and Attendees:

1. *Tommy Mann (Winstead)
2. *Aimee Sandberg (MAA Architects)
3. Laura Hoffmann (Winstead)
4. *Steve Shepherd (Downtown Residents Council)
5. *John Crawford
6. Jim Wood (Downtown Dallas, Inc.)
7. Jonathan Diamond VCR)
8. *Bryan Dorsey (Olympic 1401 Elm)
9. *Jack Gosnell (VCR)
10. *Scott Reynolds (Reynolds Outdoor)

SSDAC ACTION

(November 18, 2014):

Motion: It was moved to **hold under advisement** until December 16, 2014.

Maker: Peadon
Second: Van Dermark
Result: Carried: 3 to 0

For: 3 – Gomez, Van Dermark, Peadon

Against: 0
Absent: 2 – Bauer, Phiffer
Conflict: 0

*Speaker(s) and Attendees:

1. *Tommy Mann (Winstead)
2. *Aimee Sandberg (MAA Architects)
3. *Steve Shepherd (Downtown Residents Council)

4. *John Crawford
5. *Scott Reynolds (Reynolds Outdoor)
6. Laura Hoffmann (Winstead)
7. Christi Smith (Olympic 1401 Elm)
8. Bryan Dorsey (Olympic 1401 Elm)
9. Jim Wood (Downtown Dallas, Inc.)

OFFICERS AND DIRECTORS

Owner: **Olympic 1401 Elm Associates, LLC**

Manager: Olympic 1401 Elm Holding, LLC

- Manager: Olympic BDRC 1401 Elm Owners, LLC

- Manager: Olympic 1401 Property Management, LLC

- Managing Member: Seth G. Weinstein

Proposed Staff and Applicant Amendments

SEC. 51A-7.932. AKARD STATION SUBDISTRICT.

(a) Purpose. Non-premise signs in the Akard Station Subdistrict are intended to be creative and artful and not strictly a representation of an advertised product. It is the intent of this provision to:

(A) create an aesthetically pleasing environment that promotes an atmosphere of vitality appropriate for a place where thousands of citizens gather for living, working, commuting, entertainment, and celebration;

(B) encourage the use of signs that are innovative, colorful, and entertaining, and that bring a distinctive character to the subdistrict and attract people to downtown;

(C) identify and promote Akard Station as a vibrant centerpiece of ingress and egress in the heart of the central business district;

(D) encourage signs with a style, orientation, and location that take into consideration the high number of pedestrians and commuters expected within this district;

(E) communicate clear directions to and through the subdistrict; and

(F) promote the economic success of businesses within the subdistrict.

(b) Except as provided in this section, signs must comply with the provisions for the Retail Subdistrict of the Downtown Special Provision Sign District contained in Division 51A-7.900. (Ord. Nos. 24606; 24925; 28346)

(c) Definitions. In this section:

(1) **FAÇADE-INTEGRATED SIGNAGE** means signage that is part of a skin system for a portion of a building façade with no fenestration that does not project more than 12 inches from the building façade and with a mechanism of attachment that is visually concealed from abutting public rights-of-way.

(2) **DIGITAL VIDEOBOARD SIGN** means a flat screen that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology.

(3) **DISTRICT IDENTIFICATION SIGN** means a sign in the Akard Station Subdistrict identifying a building within the subdistrict.

(4) LOWER LEVEL SIGN AREA means the portion of a building façade less than 36 feet above average grade.

(5) MIDDLE LEVEL SIGN AREA means the portion of a building façade that is between the lower level sign area and the upper level sign area not to exceed 100 feet above average grade.

(6) UPPER LEVEL SIGN AREA means the portion of a building façade 36 feet or less from the top of a building.

(7) TRANSLUCENT VINYL means material transmitting light but causing sufficient diffusion to prevent perception of distinct images.

(d) Special provisions for all signs.

(1) The maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades.

(2) Permits for all premise and non-premise signs in the Akard Station Subdistrict shall be subject to the director procedure in Section 51A-7.505(4).

(3) Premise signs with a minimum of 75 percent non-textual graphic content and located behind a window, within the lower level sign area, and visible from a public right-of-way are not included in the calculation of effective area of signage within the lower level sign area.

(4) Attached window or glass door signs. Signs attached to a window or glass door exceeding 15 percent of the area of that window or glass door or to be located within the upper two-thirds of that window or glass door if the proposed signs should not eliminate visibility into, or out from, the premise.

(1) A sign authorized by this paragraph:

(i) must be made of translucent vinyl or a similar material with at least a 65/35 perforation pattern (a maximum of 65 percent of the area is closed, a minimum of 35 percent of the area is open); and

(ii) may only have images; any text or characters on the sign are limited to 15 percent of the window area and are only permitted in the lower one-third of the window.

(5) There is no maximum size for any individual sign and no maximum number of individual signs, except as otherwise limited by maximum amounts of effective area allowed in this subdistrict.

(e) Special provisions for attached signs.

(1) The total effective area for all attached signs may not exceed:

- (A) 7,500 square feet in the lower level sign area;
- (B) 30,000 square feet in the middle level sign area; and
- (C) 6,500 square feet in the upper level sign area.

(f) Special provisions for middle level signs.

(1) A minimum 1,400 square foot sign must display messages related to events and activities in downtown at all times.

(2) In addition to (1) above, a minimum of 1,500 square feet of the effective area of façade-integrated signage must display:

- (A) messages related to events and activities in downtown, or
- (B) images of artworks, historically significant buildings and events in the City of Dallas, and other displays intended to enhance the visual appearance of a building façade.

(3) A minimum of 1,800 square feet of the effective area of façade-integrated signage must be devoted to district identification. District identification may be included within or as a portion of any sign.

(4) Façade integrated signs may only be located in the middle level sign area.

(5) Static non-premise and digital videoboard signs must be façade-integrated signage.

(6) Digital videoboards may only be located in the middle level sign area.

(g) Non-premise signs.

(1) Non-premise signs are only allowed if attached to a building containing at least 1,000,000 square feet of floor area and constructed prior to 1970.

(1)

Staff recommendation:

(2) Maximum total of non-premise signage is 15,000 square feet.

Applicant recommendation:

(2) Maximum total of non-premise signage is 19,100 square feet.

(3) The portion of a non-premise façade-integrated sign not devoted to district identification must be one large visual display with a minimum of 80 percent non-textual graphic content (no more than 20 percent text).

(4) Non-premise signs may not use numbers to advertise exact prices or price ranges of products.

(5) A maximum of six signs may display non-premise messages at one time.

(6) No more than two non-premise messages may be displayed on a façade at one time.

Staff recommendation:

(7) The same non-premise sign may not be displayed for a period longer than 4 months.

Applicant recommendation:

(7) The same non-premise sign may not be displayed for a period longer than 12 consecutive months.
--

(8) Façade-integrated signs may be digital signs or static signs with a light source that is not directly visible.

(9) Effective area of messages.

(A) Minimum effective area of a non-premise message is 3,000 square feet. A message that wraps a building corner is considered one message.

(B) A maximum of one non-premise sign may be less than 3,900 square feet.

(10) The effective area of text is calculated as the sum of the areas within minimum imaginary rectangles of vertical and horizontal lines, each of which fully contains a word. The effective area of district identification is calculated in the same manner.

(h) Operational Requirements for Digital Videoboard Signs.

(1) Content.

- (A) Non-premise district activity videoboard signs must display district activity or messages related to events and activities in downtown for a minimum of twelve minutes of every operational hour.
- (B) Premise digital videoboard signs must display premise messages at all times.

(2) Display.

(1) All videoboard signs:

(A) must contain a default mechanism that freezes the image in one position in case of a malfunction;

(B) must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

(i) the ambient light level measured in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then

(ii) the dimming level, multiplied by .0039 equals the brightness level; then

(iii) the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed sign brightness, measured in nits. For example:

32768	=	ambient light in luxes
÷ 256		
128	=	dimming level
x .0039		
.4992	=	brightness level
x 9000	=	(maximum brightness of the example sign)
4492.8	=	allowed brightness in nits;

(C) must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and

(D) may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

(2) Non-premise district activity videoboard signs:

(A) must have a full color display able to display a minimum of 281 trillion color shades; and

(B) must be able to display a high quality image with a minimum resolution equivalent to the following table:

Non-Premise District Activity Videoboard Sign Resolution Chart

Size of LED Panel	Maximum Pixel Size
100 s/f to 125 s/f	16 mm
Greater than 126 s/f	19 mm

(3) Light intensity. Before the issuance of a videoboard sign permit, the applicant shall provide written certification from the sign manufacturer that:

(1) the light intensity has been factory programmed to comply with the maximum brightness and dimming standards in the table in Subparagraph (a)(1)(B); and

(2) the light intensity is protected from end-user manipulation by password-protected software, or other method satisfactory to the building official.

(4) Change of message. Except as provided in this section, changes of message must comply with the following:

(1) Each message must be displayed for a minimum of eight seconds.

(2) Changes of message must be accomplished within two seconds.

(3) Changes of message must occur simultaneously on the entire sign face.

(4) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(5) Streaming information. If a special events permit has been issued for district activities, streaming video and audio is permitted, except that ticker tape streaming is permitted at all times when the videoboard sign is operating. Ticker tape streaming must be located within the bottom 10 percent of the effective area.

(6) Malfunction. Videoboard sign operators must respond to a malfunction or safety issue within one hour after notification.

(i) HBA signs prohibited. No sign may be a Highway Beautification Act (HBA) sign as defined in Section 51A-7.102.

ILLUSTRATIONS OF PROPOSED SIGNAGE



THE OLYMPIC



THE OLYMPIC

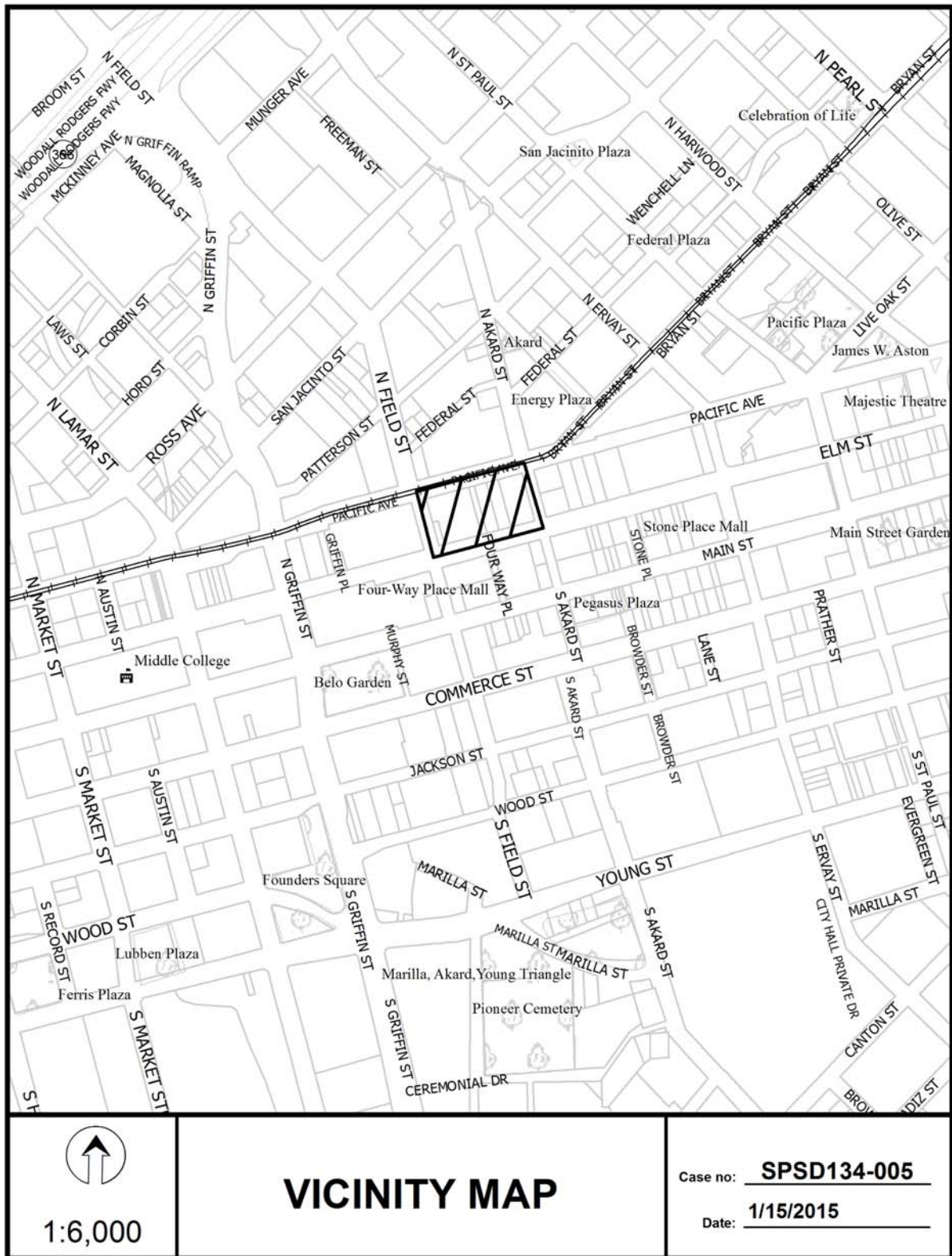
ILLUSTRATIONS OF PROPOSED SIGNAGE

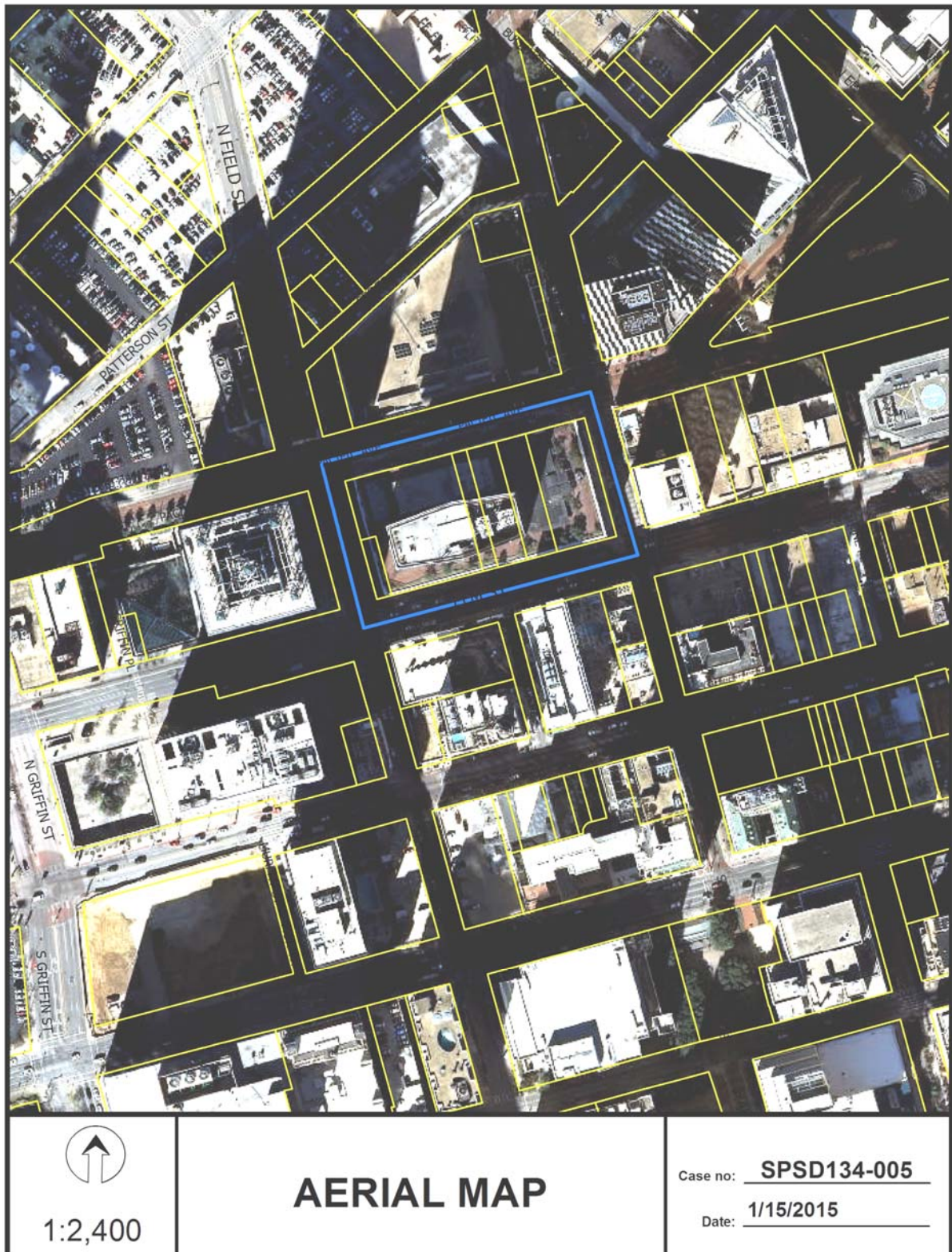


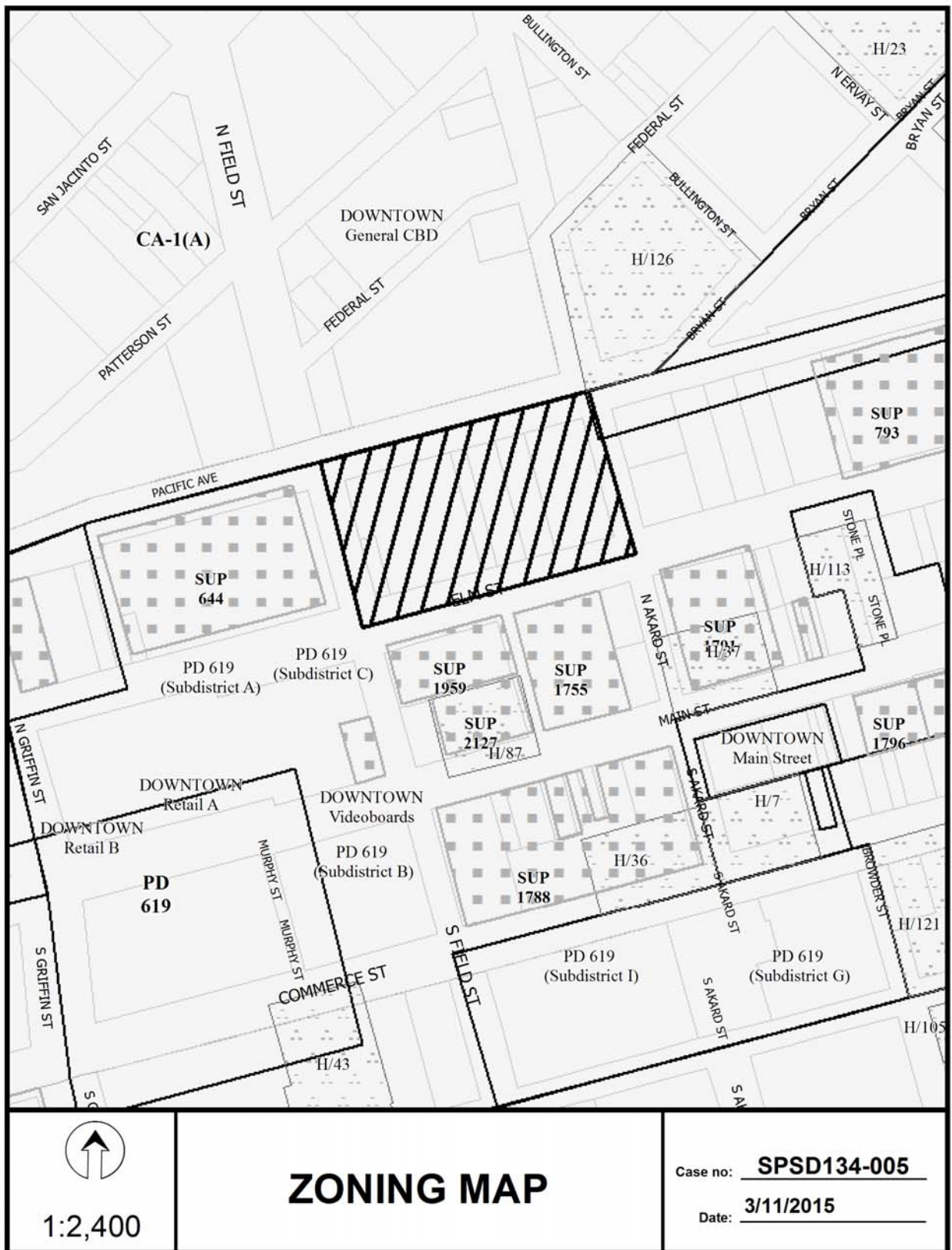
THE OLYMPIC

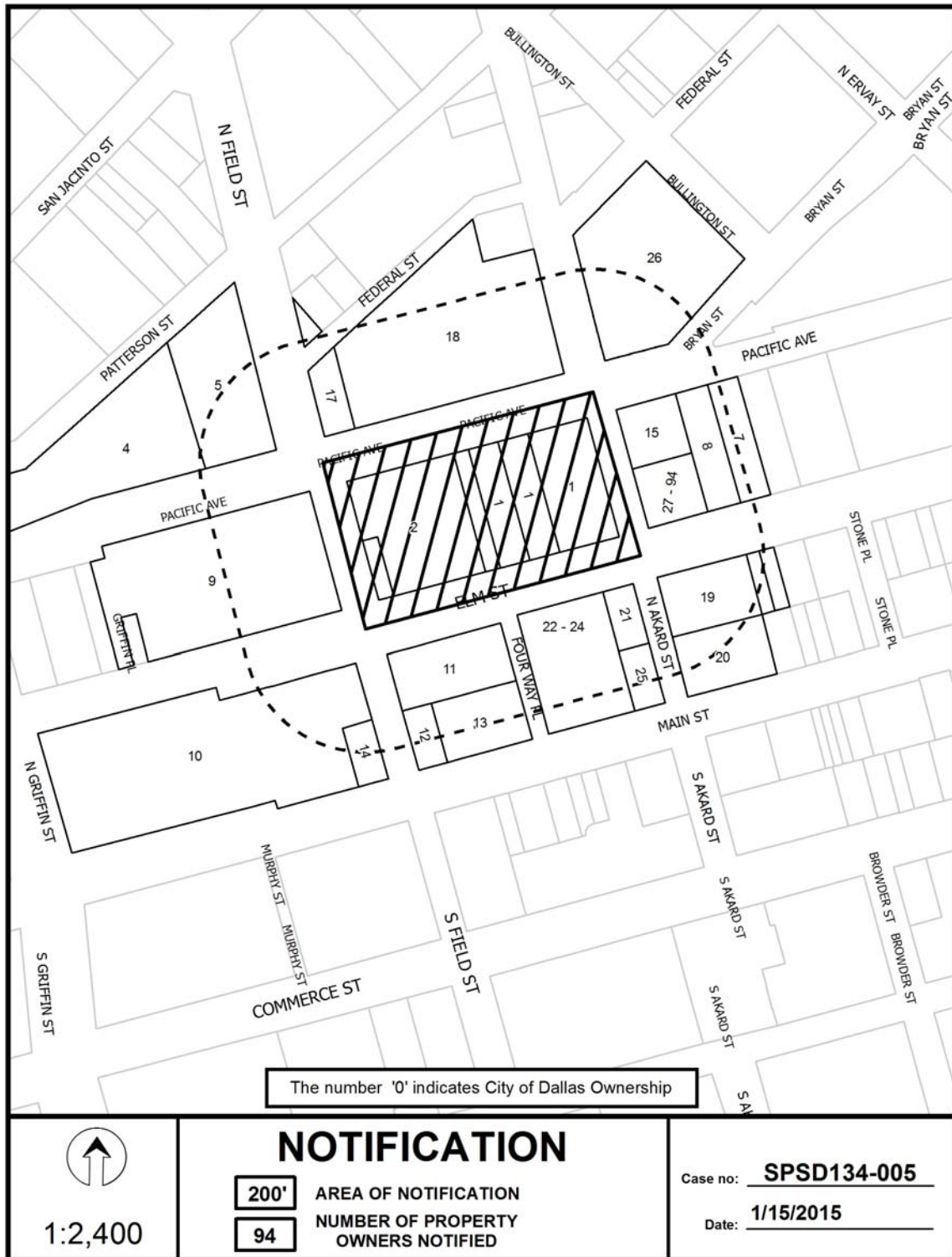


THE OLYMPIC









01/15/2015

Notification List of Property Owners***SPSD134-005******94 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1403 ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
2	1401 ELM ST	OLYMPIC 1401 ELM ASSOCIATES LLC
3	1514 ELM ST	RREAF HOLDINGS MID ELM LLC
4	1100 PATTERSON AVE	CHAVEZ LAND INCOME
5	1201 PACIFIC AVE	BINYAN GARAGE LLC
6	1311 FEDERAL ST	MORGAN W B & JACK S
7	1511 ELM ST	PE TOWER GARAGE HOLDINGS LP
8	1511 ELM ST	PE TOWER GARAGE HOLDINGS LP
9	1201 ELM ST	BINYAN REALTY LP
10	1201 MAIN ST	ONE MAIN PLACE LLC
11	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
12	1301 MAIN ST	NAYEB FAMILY LP
13	1309 MAIN ST	1309 MAIN STREET APARTMENTS LLC
14	1217 MAIN ST	FWS GROUP DALLAS LLC
15	208 AKARD ST	MZEIN HOLDINGS LP
16	1512 ELM ST	RREAF HOLDINGS MID ELM LLC
17	1307 PACIFIC AVE	J & D MERRIMAN LTD
18	1401 PACIFIC AVE	DALLAS AREA RAPID TRANSIT
19	1502 ELM ST	BVF-II KIRBY LIMITED PARTNERSHIP
20	1509 MAIN ST	BVF-II KIRBY LIMITED PARTNERSHIP
21	1414 ELM ST	ELM 1414 PPTIES, LTD
22	1407 MAIN ST	DLD PROPERTIES
23	1407 MAIN ST	DRED PROPERTIES LTD
24	1407 MAIN ST	DCAR PROPERTIES LTD
25	1415 MAIN ST	GS RENAISSANCE LTD PS
26	318 AKARD ST	WLK MOSAIC OWNER LP

SPSD 134-005(CG)

01/15/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1505 ELM ST	CHRISTIAN LARRY &
28	1505 ELM ST	DUCOTEY WARREN 2002 TR
29	1505 ELM ST	JOBE REAGAN V
30	1505 ELM ST	KEY SEAN
31	1505 ELM ST	BUTLER KELLY A LIVING TRUST
32	1505 ELM ST	DELEON JOSE & ALMA FLORES
33	1505 ELM ST	NORRIS SONJA
34	1505 ELM ST	WONG ERIK JEFFREY
35	1505 ELM ST	LANGAN PATRICK
36	1505 ELM ST	LEAVERTON KEVIN O
37	1505 ELM ST	MENDEZPEREZ JAIME & FANNY
38	1505 ELM ST	SCHMIDT MICHAEL
39	1505 ELM ST	HARTLINEDIAZ PATRICIA
40	1505 ELM ST	BREWER STEPHEN D &
41	1505 ELM ST	BECKMAN JAMIE W
42	1505 ELM ST	SYMPHONY PROPERTIES LLC
43	1505 ELM ST	HIRSCHHEIMER JOSHUA DAVID
44	1505 ELM ST	KILANOWSKI KATHLEEN
45	1505 ELM ST	EDMONDSON ROY M
46	1505 ELM ST	HAGGARD SCOTT JR
47	1505 ELM ST	ALLIANT PROPERTIES LLC SERIES D
48	1505 ELM ST	PIGG CHRISTINE
49	1505 ELM ST	BUSBY MELINDA Z
50	1505 ELM ST	BASSAMPOUR FATEMAH &
51	1505 ELM ST	IKER GREGORY MARK
52	1505 ELM ST	SONNETT JOHN
53	1505 ELM ST	BRAIR GHASSAN B
54	1505 ELM ST	MAGAN NAVIN
55	1505 ELM ST	MENDENHALL MYLES E & KATHERINE M
56	1505 ELM ST	STEVENS KATHERINE A
57	1505 ELM ST	POTTER BRITON J III &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1505 ELM ST	MUNK FLORENCE
59	1505 ELM ST	SCHMIDT MICHAEL L
60	1505 ELM ST	SINGER ARTURO
61	1505 ELM ST	JONES REBECCA J
62	1505 ELM ST	YELLOTT JAY D
63	1505 ELM ST	SCHWARTZ DEBORAH
64	1505 ELM ST	RICHARD C WERNON
65	1505 ELM ST	KEDRON LUCEA SUZAN
66	1505 ELM ST	ANTERHAUS ROBERT H &
67	1505 ELM ST	MUNOZ ROLANDO & DONNA W
68	1505 ELM ST	MCKNIGHT BILLY REA
69	1505 ELM ST	DILENA R J
70	1505 ELM ST	L & M PROPERTY MGMT LLC
71	1505 ELM ST	HOLLOWAY MICHAEL S &
72	1505 ELM ST	FRAZEE STEVEN K
73	1505 ELM ST	DANE EUGENE
74	1505 ELM ST	LARA JOHN COOPER
75	1505 ELM ST	MCLAIN WILLIAM T &
76	1505 ELM ST	MITTELSTET STEPHEN K
77	1505 ELM ST	ABENDSCHEIN FREDERICK
78	1505 ELM ST	ROBERTSON RON & DONNA
79	1505 ELM ST	EDWARDS GARY DON & JANIE FAY
80	1505 ELM ST	COLLETT BRIAN J TR LIFE EST & CHERYL TR LI
81	1505 ELM ST	NIENDORFF CARL A IV
82	1505 ELM ST	HALL MICHAEL D
83	1505 ELM ST	PATTERSON J R JR & BILLIE JO PUD
84	1505 ELM ST	HARVEY BARBARA ANN & EDWARD BRUCE
85	1505 ELM ST	AKIN LARRY D & CAROL D
86	1505 ELM ST	SPIEGEL ROSS ADAM
87	1505 ELM ST	BOLDEN PAUL &
88	1505 ELM ST	ROBERTS FINES OLIVER

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1505 ELM ST	STANLEY ROGER &
90	1505 ELM ST	DUNNAHOO WILLIAM MICHAEL & PATRICIA DUNNAH
91	1505 ELM ST	SCARLET PEGASUS GROUP LP
92	1505 ELM ST	WILSON ADDISON G IV
93	1505 ELM ST	SCRIPPS FREDERIC SCOTT
94	1505 ELM ST	BLUE STAR MORTGAGE INC