



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 2, 2017
AGENDA

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

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

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

BRIEFINGS:

"It's Election Season: What You Need to Know as a Board or Commission Member."

Casey Burgess, Assistant City Attorney

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S167-075**
(CC District 7)

An application to create one 1.056-acre lot from a tract of land in City Block 8038 on property located on Hunnicut Road at Highland Road, southwest corner.

Applicant/Owner: James D. and Suzanne S. Gaberino

Surveyor: Texas Heritage Surveying, LLC.

Application Filed: January 4, 2017

Zoning: MF-2(A)

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

- (2) **S167-076**
(CC District 2)
- An application to replat 0.45-acre tract of land containing part of Lot 14 in City Block 1454 on property located on Rowan Street at Ware Street, southeast corner.
Applicant/Owner: David Smalling and Bonnie Lee Goldstein
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 5, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D167-009**
Andrew Ruegg
(CC District 2)
- An application for a development plan for a Multiple-Family Use on property zoned Tract III of Planned Development Subdistrict No. 78 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Fairmount Street and Throckmorton Street.
Staff Recommendation: **Approval**
Applicant: DRI/Maple AF3 Apartments, LLC
Representative: Robert Baldwin

- W167-003**
Neva Dean
(CC District 14)
- An application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 740 on the southeast corner of East Mockingbird Lane and North Central Expressway.
Staff Recommendation: **Denial**
Applicant: THI VI Dallas Mockingbird LLC
Representative: Jonathan Vinson

- Z156-281(OTH)**
Olga Torres Holyoak
(CC District 9)
- Extension of the six month time period for scheduling a zoning request for City Council consideration of an application for a CR Community Retail District; and of a D-1 Liquor Control on the northwest side of Garland Road, southwest of Buckner Boulevard.
Staff Recommendation: **Approval**
Applicant: Robert Reeves & Associates, Inc.
Representative: Onyx Holdings, LLC

Certificates of Appropriateness for Signs:

- 1611100004**
Sharon Hurd
(CC District 14)
- An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 301 South Akard Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Taylor Tompkins

1611100005
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 625 square-foot upper level attached sign at 208 South Akard Street (west elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Taylor Tompkins

1611100006
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 208 South Akard Street (north elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Taylor Tompkins

1611100007
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 208 South Akard Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Taylor Tompkins

1611100008
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 65 square-foot upper level attached sign at 2400 Ross Ave (northwest elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Taylor Tompkins

1611100009
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 2400 Ross Ave (northeast elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Taylor Tompkins

Zoning Cases – Consent:

1. **Z156-337(SH)**
Sharon Hurd
(CC District 7)
- An application for a Specific Use Permit for a Tower/Antenna for Cellular Communication on property zoned R-7.5(A) Single Family District on the east side of Namur Street, south of Scyene Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation and conditions.
Applicant: Eco-Site, Inc.
Representative: Dave Kirk

2. **Z167-138(SM)**
Sarah May
(CC District 5)

An application to renew Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south side of Military Parkway, between Scottsdale Drive and McNeil Street.
Staff Recommendation: **Hold under advisement until March 2, 2017.**
Applicant: Kijan Market, LLC
Representative: Pamela Craig
3. **Z167-142(PD)**
Pamela Daniel
(CC District 2)

An application for the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District on the south side of Elm Street, east of North Good Latimer Expressway.
Staff Recommendation: **Approval** for a three-year period, subject to a revised site plan and conditions.
Applicant: Twilite on Elm, LLC
Representative: Jason Marshall
4. **Z167-148(DL)**
Diana Lowrance
(CC District 13)

An application to create new subareas within Neighborhood Stabilization Overlay No. 7 (the Woodland Drive NSO) on property zoned an R-10(A) Single Family District on both sides of Deloache Avenue, between Preston Road and Edgemere Street.
Staff Recommendation: **Approval**
Applicant: Deloache Avenue Neighborhood
Representative: Stephen Brookshire
5. **Z167-139(OTH)**
Olga Torres Holyoak
(CC District 7)

An application to renew Specific Use Permit No. 2142 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more on property zoned a RR Regional Retail District with a D-1 Liquor Control Overlay on the north side of Samuell Boulevard, west of South Buckner Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Sam's Real Estate Business Trust
Representative: Myron Dornic, Jackson Walker, L.L.P.

Zoning Cases – Under Advisement:

6. **Z167-101(OTH)** Olga Torres Holyoak (CC District 3) An application to amend Planned Development District No. 938 on property on the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Clark Ridge Canyon Ltd.
Representative: Dr. Carrie Gordon
U/A From: January 5, 2017
7. **Z145-157(WE)** Warren Ellis (CC District 13) An application for an amendment to, and an expansion of, Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400, on the west line of Midway Road, north of South Better Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, buffer landscape plan, buffer landscape plan detail, tree preservation list, traffic management plan and staff's recommended conditions.
Applicant: The Episcopal School of Dallas, Inc., & WBL Family Investments, Inc.
Representative: Kirk Williams and Laura Hoffmann, Winstead PC
Bus Tour Date: July 21, 2016
U/A From: November 10, 2016, November 17, 2016 and January 5, 2017.
8. **Z156-278(WE)** Warren Ellis (CC District 14) An application for an amendment to, and an expansion of, Planned Development Subdistrict No. 111 for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict and Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of McKinney Avenue, northeast of Bowen Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas CF Hospitality Associates, LLC
Representative: Dallas Cothrum, MASTERPLAN
U/A From: January 19, 2017.

9. **Z156-357(OTH)** An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IM Industrial Manufacturing District on the east side of Spangler Road, south of Walnut Hill Lane, and north of Mañana Drive.
Olga Torres Holyoak (CC District 6)
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan, landscape plan, and staff recommended conditions.
Applicant: Burnco Texas LLC
Representative: Thomas Eyeington, P.E.
U/A From: January 5, 2017
10. **Z167-122(WE)** An application for a D(A) Duplex District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southeast line of Capital Avenue, northeast of North Carroll Avenue.
Warren Ellis (CC District 2)
Staff Recommendation: **Denial**
Applicant: Kevin Tyler Barrington
Representative: Robert Reeves, Robert Reeves and Associates, Inc.
U/A From: January 19, 2017
-

Other Matters:

Consideration of appointments to CPC Committees:

URBAN DESIGN ADVISORY COMMITTEE (UDAC) - Carlyn Ray

Minutes: January 19, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 2, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, February 2, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

TRANSPORTATION COMMITTEE MEETING - Thursday, February 2, 2016, City Hall, 1500 Marilla Street, in Council Chambers at 9:30 a.m., to consider the following: Central Business District Streets and Vehicular Circulation Plan Amendments (1) **Harwood Amendment** - Amendments to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to (1) Harwood Street between Commerce Street and Jackson Street from 85 feet of right-of-way to 64 feet of right-of-way and (2) Harwood Street between Jackson Street and IH-30 from 84-78 feet of right-of-way to 64-68 feet of right-of-way; and (2) **Live Oak Amendment** - An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Live Oak Street from Harwood Street to St Paul Street.

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, FEBRUARY 2, 2017

FILE NUMBER: S167-075

SUBDIVISION ADMINISTRATOR: Paul Nelson

LOCATION: Hunnicut Road at Highland Road, southwest corner

DATE FILED: January 4, 2017

ZONING: MF-2(A)

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 1.056-Acres

MAPSCO: 46M

APPLICANT/OWNER: James D. and Suzanne S. Gaberino, Ltd.

REQUEST: An application to create one 1.056-acre lot from a tract of land in City Block 8038 on property located on Hunnicut Road at Highland Road, southwest corner.

SUBDIVISION HISTORY:

1. S134-049 was a request contiguous on the southwest of the present request to create a 1.502-acre lot from a tract of land in City Block 8038 located on property at 7930 Hunnicut Road south of Highland Road. The request was approved January 9, 2014 and has not been recorded. An Early Release Building Permit was granted November 16, 2015. A hold has been placed on the issuance of a Certificate of Occupancy until the final plat is recorded.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with 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.
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."
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.
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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (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 10 foot by 10 foot corner clip at Highland Road and Hunnicut Road.
13. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
14. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
16. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
17. On the final plat show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
18. 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).
19. 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)
20. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
21. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
22. On the final plat show the abstract line location.
23. Additional design information is required for assessment. 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. Section 49-60(g)(1)
24. On the final plat identify the property as Lot 4 in City Block 8038. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 2, 2017****FILE NUMBER: S167-076****SUBDIVISION ADMINISTRATOR: Paul Nelson****LOCATION: Rowan Street at Ware Street, southeast corner****DATE FILED: January 5, 2017****ZONING: MF-2(A)****CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 0.45-Acres MAPSCO: 46M****APPLICANT/OWNER: David Smalling and Bonnie Lee Goldstein****REQUEST:** An application to replat a 0.45-acre tract of land containing part of Lot 14 in City Block 1454 on property located on Rowan Street at Ware Street, southeast corner.**SUBDIVISION HISTORY:**

1. S112-091 was a request northwest of the present request to replat a tract of land containing all of Lot 1 in City Block 17/1243 and part of Lots 10, 11, 12 and abandoned Barry Avenue in City Block 16/1258, and removal of the existing platted 15 foot building line along Philip Avenue, remove the existing platted 10 foot building line along abandoned Barry Avenue; and removal of the existing platted 10 foot platted building line along the west line of Lot 1 in City Block 16/1258 into one 4.119 acre lot; replat all of Lots 3 and 4 in City Block 18/1242 into one 0.333 acre lot; and replat all of Lots 6 through 11 in City Block 18/1242 into one 0.999 acre lot on property generally located at 4919 E. Grand Avenue. The request was approved March 22, 2012 and recorded February 27, 2014.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with 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.
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."

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.
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. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (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 either 28 feet of right-of-way, street easement, or sidewalk easement from the established center line of Rowan Street and Ware Street. Sections 51A-8.602(c) and 51A-9.101
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Rowan Street and Ware Street.
14. Additional design information is required for assessment. 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. Section 49-60(g)(1)
15. On the final plat change "Rowan Street" to "Rowan Street (A.K.A.) Rowan Avenue)".
16. On the final plat identify the property as Lot 14B in City Block 1454. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

FILE NUMBER: D167-009

DATE FILED: December 20, 2016

LOCATION: East corner of Fairmount Street and Throckmorton Street

COUNCIL DISTRICT: 2

MAPSCO: 35-W

SIZE OF REQUEST: ±3.51 acres

CENSUS TRACT: 5.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: DRI/Maple AF3 Apartments, LLC

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a development plan for a multiple-family use on property zoned Tract III of Planned Development Subdistrict No. 78 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: On September 13, 2016, the Dallas City Council passed Ordinance No. 30197 which amended Planned Development Subdistrict No. 78 for multiple-family uses on property generally bound by Fairmount Street, Reagan Street, Brown Street, and Douglas Avenue and excluding property on the west corner of Reagan Street and Brown Street.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit. The plan provides for a 340 unit multiple-family development.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for Tract III of Planned Development Subdistrict No. 78.

The ordinance amending the PD may be viewed at the following link:
<http://citysecretary.dallascityhall.com/resolutions/2016/09-14-16/16-1489.PDF>

The original PD ordinance may be viewed at the following link:
[http://www.dallascityattorney.com/51P/Articles%20Supp%2032/Div%20S-78%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20Supp%2032/Div%20S-78%20[Part%20II%20PD%20193].pdf)

STAFF RECOMMENDATION: Approval

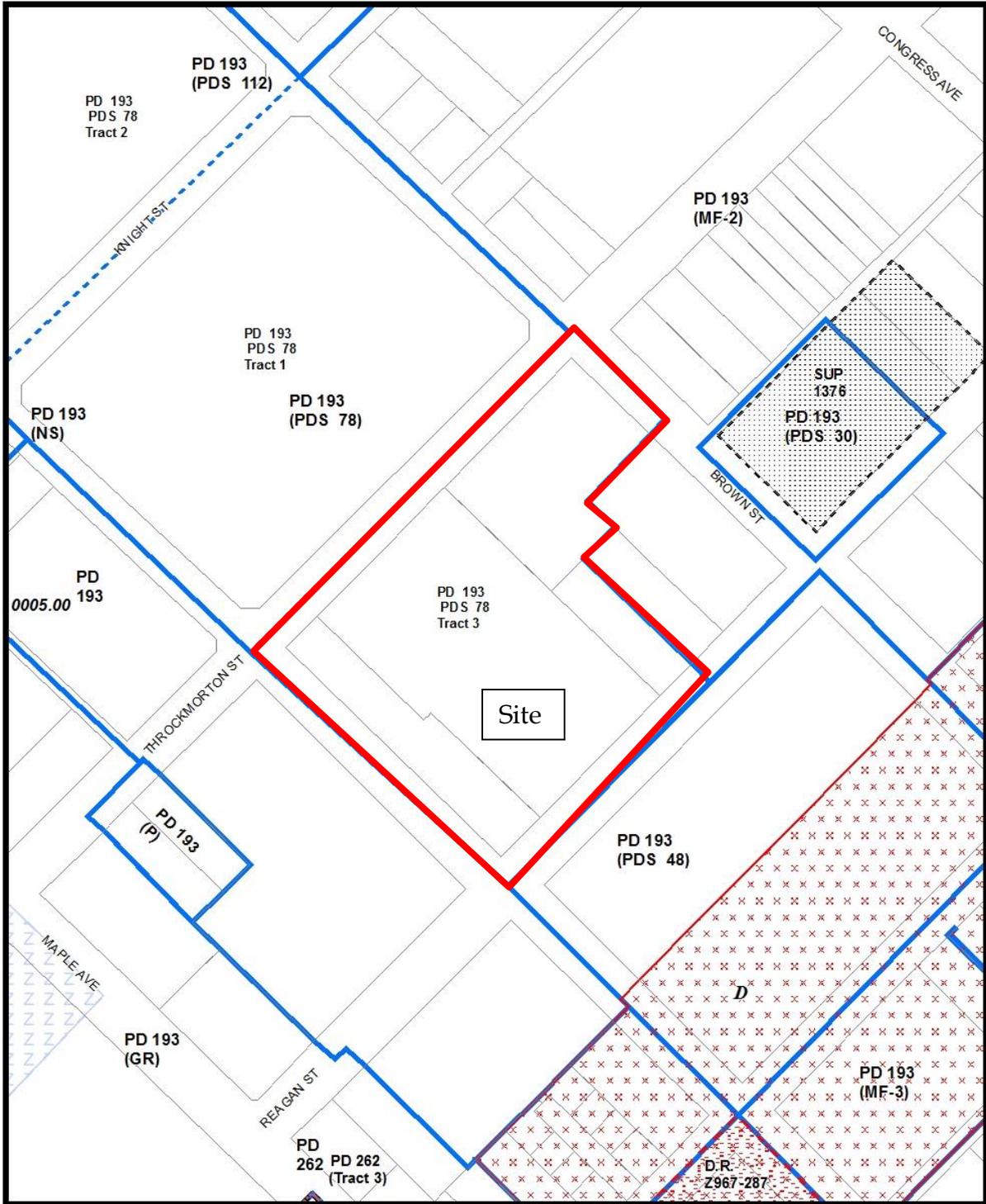
List of Partners/Principals/Officers

DRI/Maple AF3 Apartments, LLC

DCH 120 Maple, L.P.

Maple Multi-Family Development, LLC

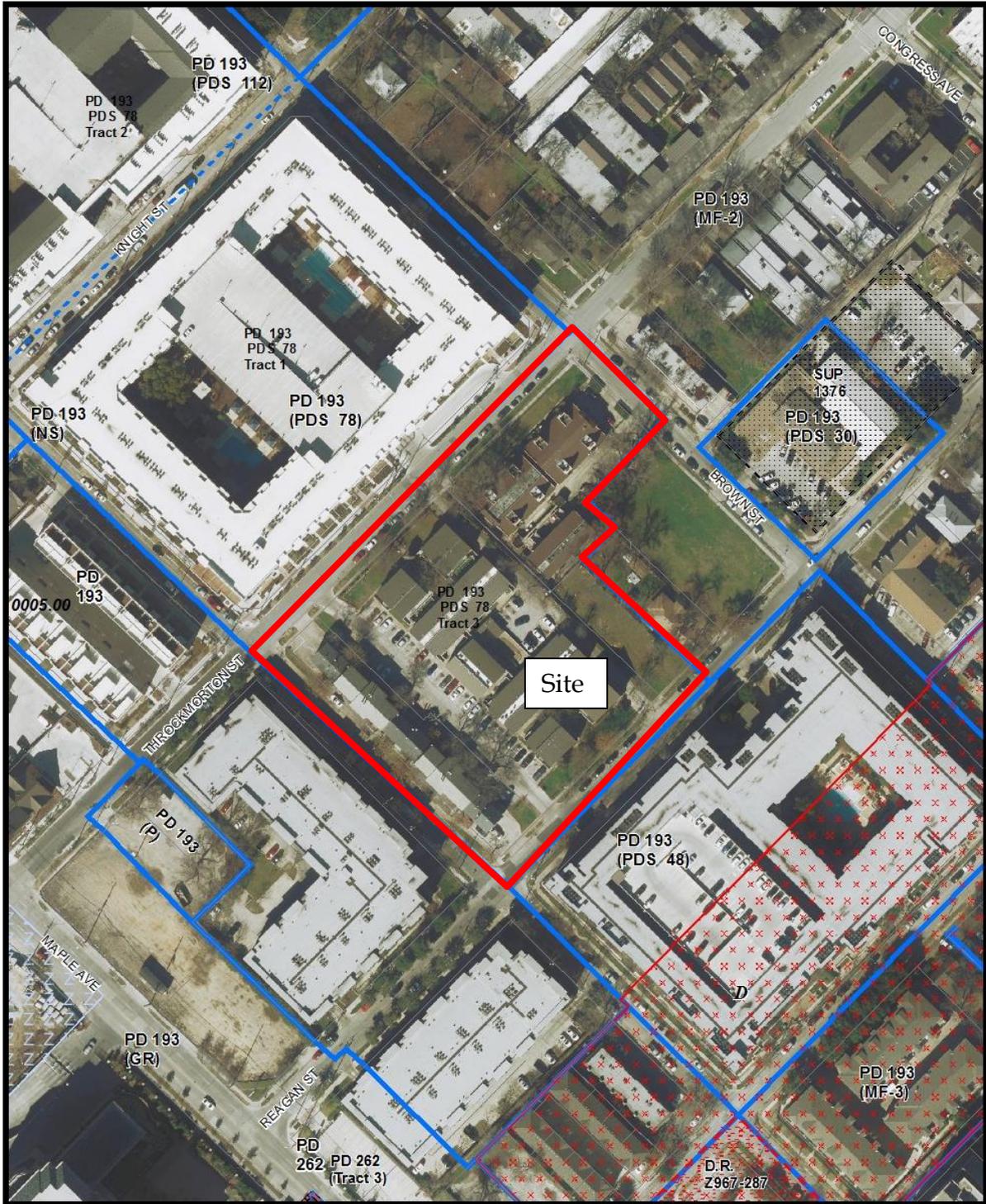
Kenneth J. Valach – President
Alec Schiffer – VP
Alice Tanchel – VP
Anthony Ditteaux – VP
Bruce N. Dorfman – VP
Clifford A Breining – VP / Trasurer
Donna C. Kruger – VP
E. Garth Erdossy – VP
Elliot Howell – VP
Gillian S. Cho – VP
James M. Bernadinelli – VP
John Ready – VP
Juie Davis – VP
Karl Hirschey – VP
Leonard Wood – VP
M. Scot David – VP
Mark R Hoyt – VP
Matthew D Schildt – VP
Matthew S. Enzler – VP
Megan T. Smith – VP
Nylavare R. Raphael – VP
Peggy Bertsch – VP
Robert H. Brooks – VP
Sean D. Rae -VP
Stephen Bancroft – VP
Sue O'Bannon – VP
Susan D. Vckery – VP
William W. Thompson – VP
Lee Ann Shamblin – VP
Cheryl Christy – VP
Nadia Petrova – VP



 1:1,600

Zoning Map

Printed Date: 1/18/2017



 1:1,600

Aerial Map

Printed Date: 1/18/2017

FILE NUMBER: W167-003 **DATE FILED:** January 11, 2017

LOCATION: Southeast corner of East Mockingbird Lane and North Central
Expressway

COUNCIL DISTRICT: 14 **MAPSCO:** 36J

SIZE OF REQUEST: Approx. 5.339 acres **CENSUS TRACT:** 3.00

MISCELLANEOUS DOCKET ITEM:

APPLICANT/OWNER: THI VI Dallas Mockingbird LLC

REPRESENTATIVE: Jonathan Vinson

REQUEST: An application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 740.

SUMMARY: On August 10, 2016, the City Council approved a request for an amendment to Planned Development District No. 740 to increase the number of hotel rooms and decrease the parking requirements for Tract 1.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend Planned Development District No. 740. The applicant indicates the reason for the request is the need for more meeting rooms. The applicant would like to increase the amount of meeting rooms from 8,610 square feet to 11,500 square feet. This would result in the reduction of nine guest rooms.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 10, 2017, without a waiver of the two-year waiting period. According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." Staff does not believe circumstances have changed to warrant a new hearing.

Staff Recommendation: Denial

W167-003

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z156-176

Location East Mockingbird Lane/North Central Expressway (Southeast corner)

Date of last CPC or CC Action August 10, 2016 (City Council);

Applicant's Name, Address & Phone Number THI VI Dallas Mockingbird LLC
1997 Annapolis Exchange Parkway, Suite 550, Annapolis, Maryland 21401

Property Owner's Name, Address and Phone No., if different from above
(same as Applicant)

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

The property owner/applicant has determined that market conditions are such that additional floor area for hotel meeting rooms, over and above the current maximum floor area for hotel meeting rooms of 8,610 square feet as specified in Sec. 51P-740.108(d)(1)(C), are needed which will require an amendment to the current text of P.D. 740. This would involve the conversion of 9 existing guest rooms to approximately 2,500 square feet of additional meeting space, so a total of 11,500 square feet of hotel meeting rooms as a new maximum would be requested. No external additions would be made to the existing structure.

(see attached authorization letter)
Applicant's Signature

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



Receipt # 7030

17618716v.1 146888/00001

January __, 2017

Mr. David Cossum, Director
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, 5BN
Dallas, Texas 75201

RE: *Property Owner's/Applicant's Authorization for a Request for a Waiver of the Two Year Waiting Period to Amend P.D. 740; 5.339 Acres of Land at the Southeast Corner of East Mockingbird Lane and North Central Expressway, Block A/2939, Lot 1.*

Dear Mr. Cossum:

This letter will authorize Jackson Walker L.L.P. to pursue an application for a waiver of the two year waiting period on the above-described property in order to be able to file an application to amend P.D. 740 within two years from the most recent amendment. This request is in connection with the above-referenced property and on behalf of the Applicant and Property Owner as listed below.

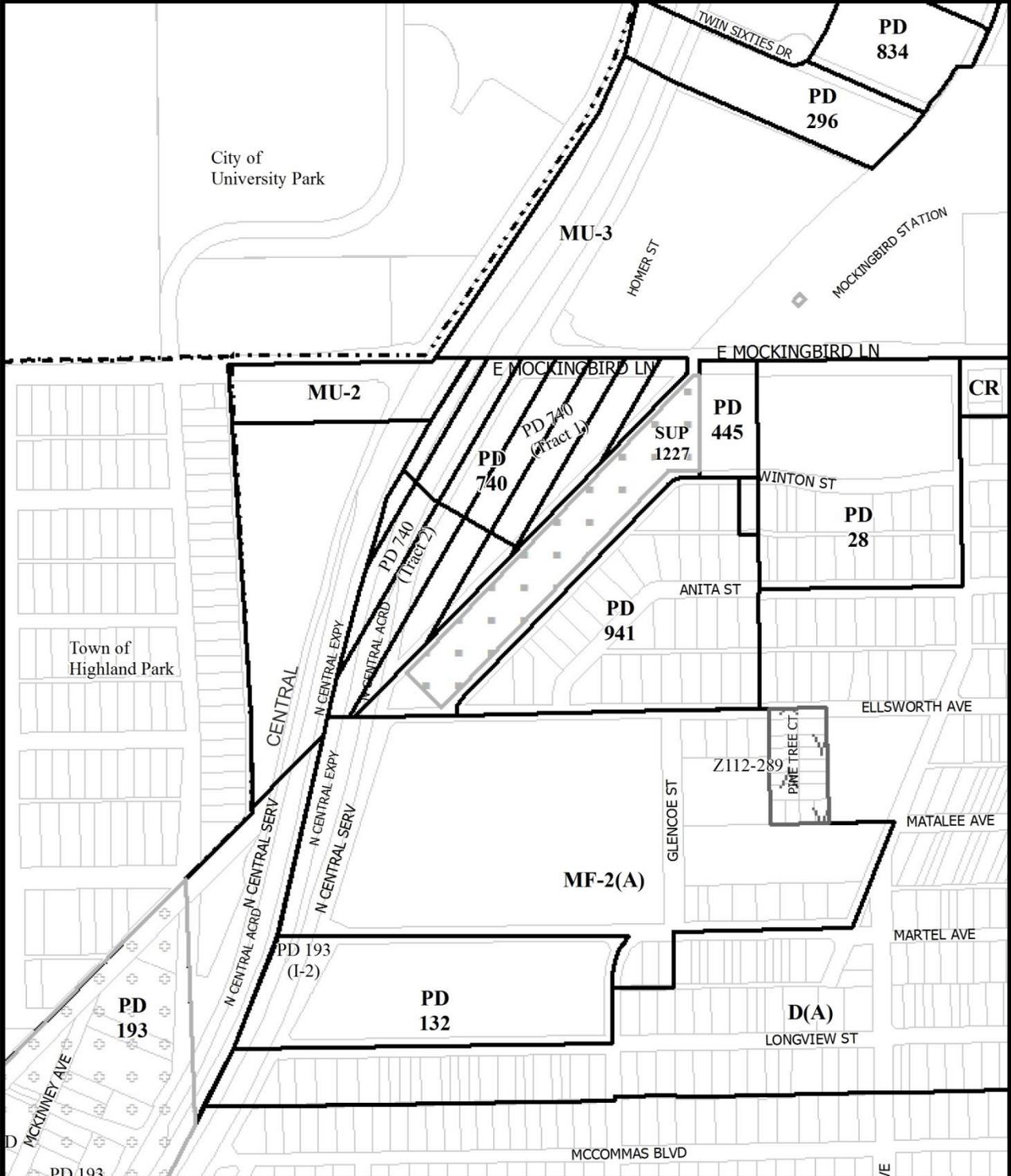
PROPERTY OWNER/APPLICANT:

THI VI Dallas Mockingbird LLC

By: 
Name: George D. Fabrey
Title: Vice President

THI VI Dallas Mockingbird, LLC
(Applicant and Property Owner)
List of Officers and LLC Managers

Bruce Wiles	President and LLC Manager
George Dabney	Vice President/Assistant Treasurer and LLC Manager
Sun Do	Vice President/Assistant Treasurer and LLC Manager



1:4,800

ZONING MAP

W167-003

FILE NUMBER: Z156-281(OTH)

DATE FILED: January 13, 2015

LOCATION: On the northwest side of Garland Road, southwest of Buckner Boulevard.

COUNCIL DISTRICT: 9

MAPSCO: 38 – J, N

SIZE OF REQUEST: Approx. 1.74 acres

CENSUS TRACT: 81.00

OWNER: Tenet Hospitals Limited

APPLICANT: Onyx Holdings, LLC

REPRESENTATIVE: Robert Reeves & Associates, Inc.

MISCELLANEOUS DOCKET ITEM:

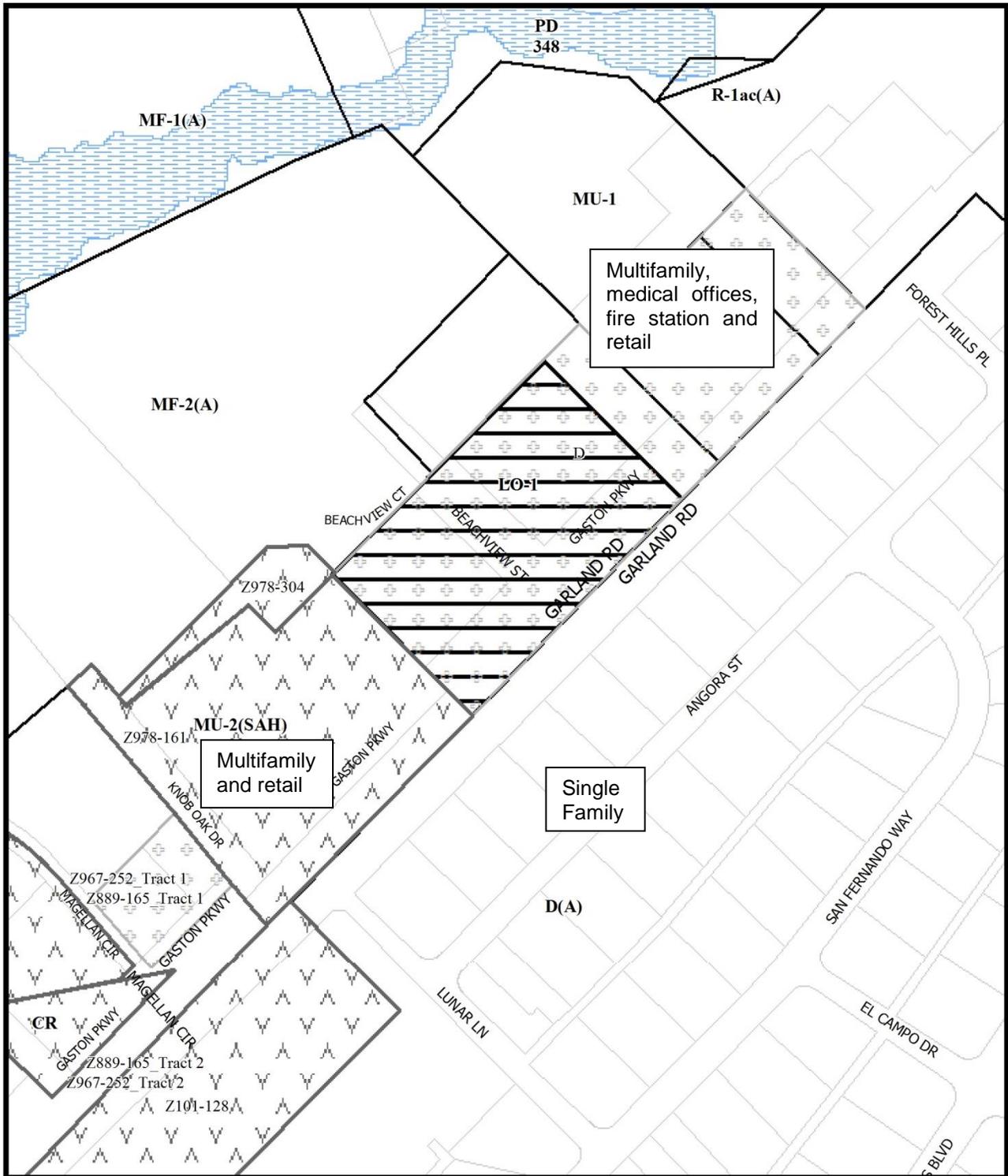
Extension of the six month time period for scheduling a zoning request for City Council.

On August 4, 2016, the City Plan Commission recommended **approval** of a CR Community Retail District; and **approval** of a D-1 Liquor Control.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void.

The delay in forwarding this request to the City Council has been attributed to the applicant's need to find a different tenant for the site. Staff recommends an extension of two months to allow the item to be placed on the April 12, 2017, City Council agenda.

Staff Recommendation: Approval



1:2,400

ZONING AND LAND USE

Case no: **Z156-281**

Date: **6/23/2016**

Partners and Principles

Tenet Hospitals Limited Tenet Healthcare

Senior Corporate and Business Officers

Trevor Fetter

*Chairman & Chief Executive Officer
Tenet Healthcare*

Dian Adams

VP, Patient Care Services and Chief Nursing Officer

Audrey Andrews

SVP and General Counsel

Paul Browne

Chief Information Officer and SVP, Applied Informatics

Daniel Cancelmi

Chief Financial Officer

Eric Evans

President of Hospital Operations

Howard Hacker

SVP, Chief Compliance Officer

Clint Hailey

SVP, Chief Managed Care Officer

Mark Kopser

Executive Chairman, Aspen Healthcare

Michael Maloney

SVP, Acquisitions & Development

Mark R. Montoney, M.D.

Chief Medical Officer

Stephen Mooney

President and CEO, Conifer Health Solutions

Tenet Hospital Limited
Tenet Healthcare (continued)

Trip Pilgrim

SVP, Development

Keith Pitts

Vice Chairman

Brendan Strong

VP, Investor Relations

Douglas Rabe

VP, Taxation

Gary Ruff

SVP, Physician Resources

Daniel Waldmann

SVP, Public Affairs

Kristy Waters

SVP, Performance Management and Innovation

Robert W.K. Webb

SVP, Chief Human Resources Officer

Bill Wilcox

CEO, United Surgical Partners International

Onyx Holdings, LLC

Members:

Chris Franklin

Rhone Bird

Eagle Bahn LLC

Jennifer Wood

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN (RETAIL A)**

CASE NUMBER: 1611100004

DATE FILED: November 1, 2016

LOCATION: 301 South Akard (east elevation)

SIZE OF REQUEST: 225 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1

MAPSCO: 45-P

APPLICANT: Taylor Tompkins

CONTRACTOR: Willow Creek Signs

OWNER/TENANT: AT&T

REQUEST: An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 301 South Akard Street (east elevation).

SUMMARY: The applicant will construct a middle level flat attached sign of the AT&T logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSD.
- The request is for a *middle level sign*, which is an attached sign wholly or partially situated within the middle level sign area. The *middle level sign area* is the portion of a building facade that is between the lower level sign area and the upper level sign area.
- The total effective area of a middle level sign may not exceed 20% of the middle level sign area, per Section 51A-7.911 Attached Premise Signs.
- The middle level sign area is 11,520 sq. ft. X 20% = 2,304. The proposed sign is 225 square feet. It will be located on the east elevation, approximately 128 feet above grade. Signage will be constructed of aluminum with the interior painted white and the exterior painted blue.
- Construction of the middle level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(2)

(2) Middle level flat attached signs.

(A) Each middle level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Middle level flat attached signs must be wholly or partially located within the middle level sign area. [The sign is partially in the middle level sign area]

(C) The maximum effective area for a middle level flat attached sign is 500 square feet. [The effective area of the sign is 225 square feet]

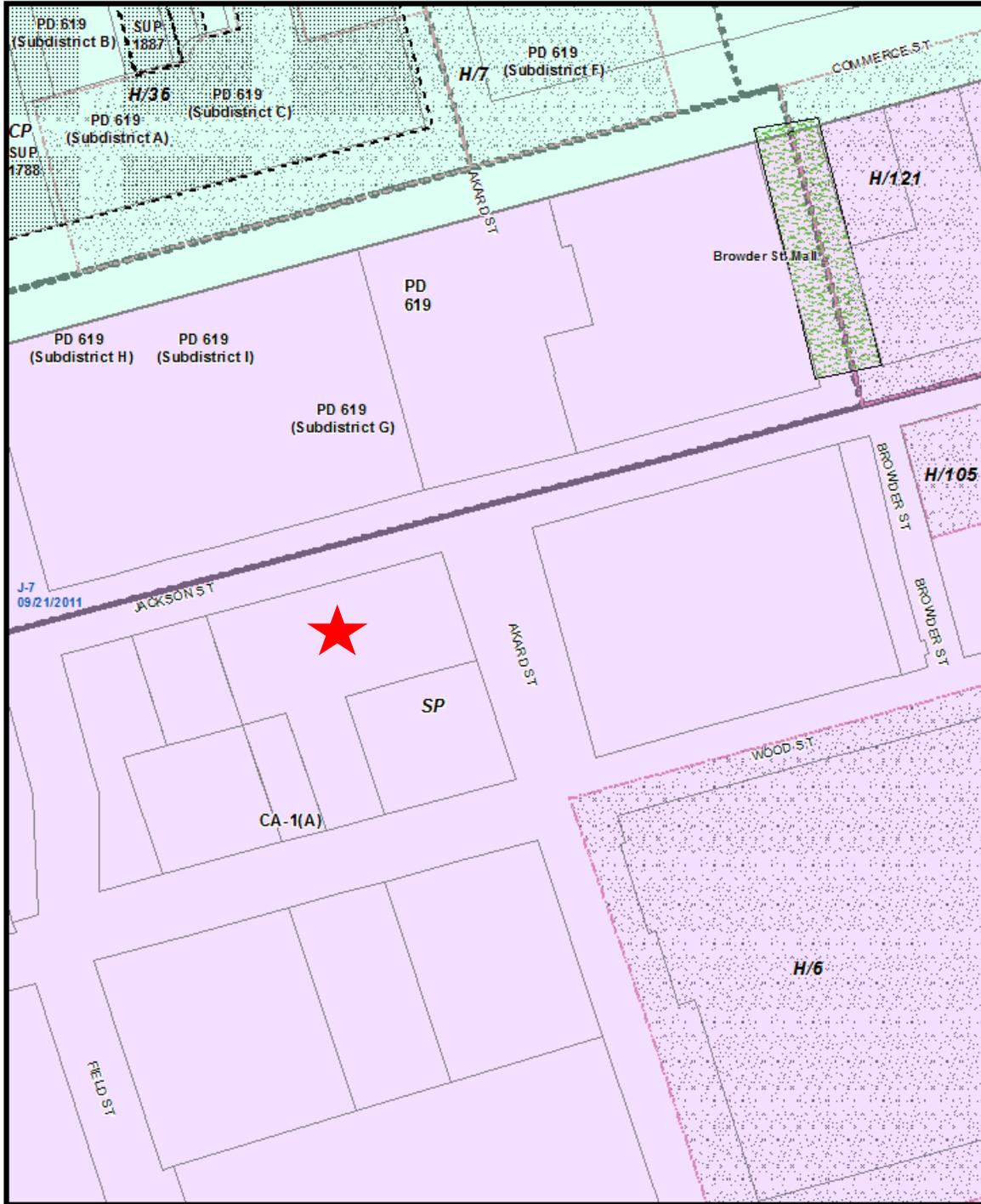
(D) Middle level flat attached signs may only display the names or symbols or a combination thereof representing tenants occupying one or more full floors or 20,000 square feet or more of leasable building area, whichever is greater. [The entire building is occupied by AT&T]

(E) Middle level flat attached signs are only permitted on buildings with 10 or more stories. [The building exceeds 10 stories]

(F) One middle level flat attached sign is permitted for every 100 feet of building height or portion thereof, up to a maximum of three signs, per facade. [This is the only middle level sign on this façade]

Case Number: 1611100004

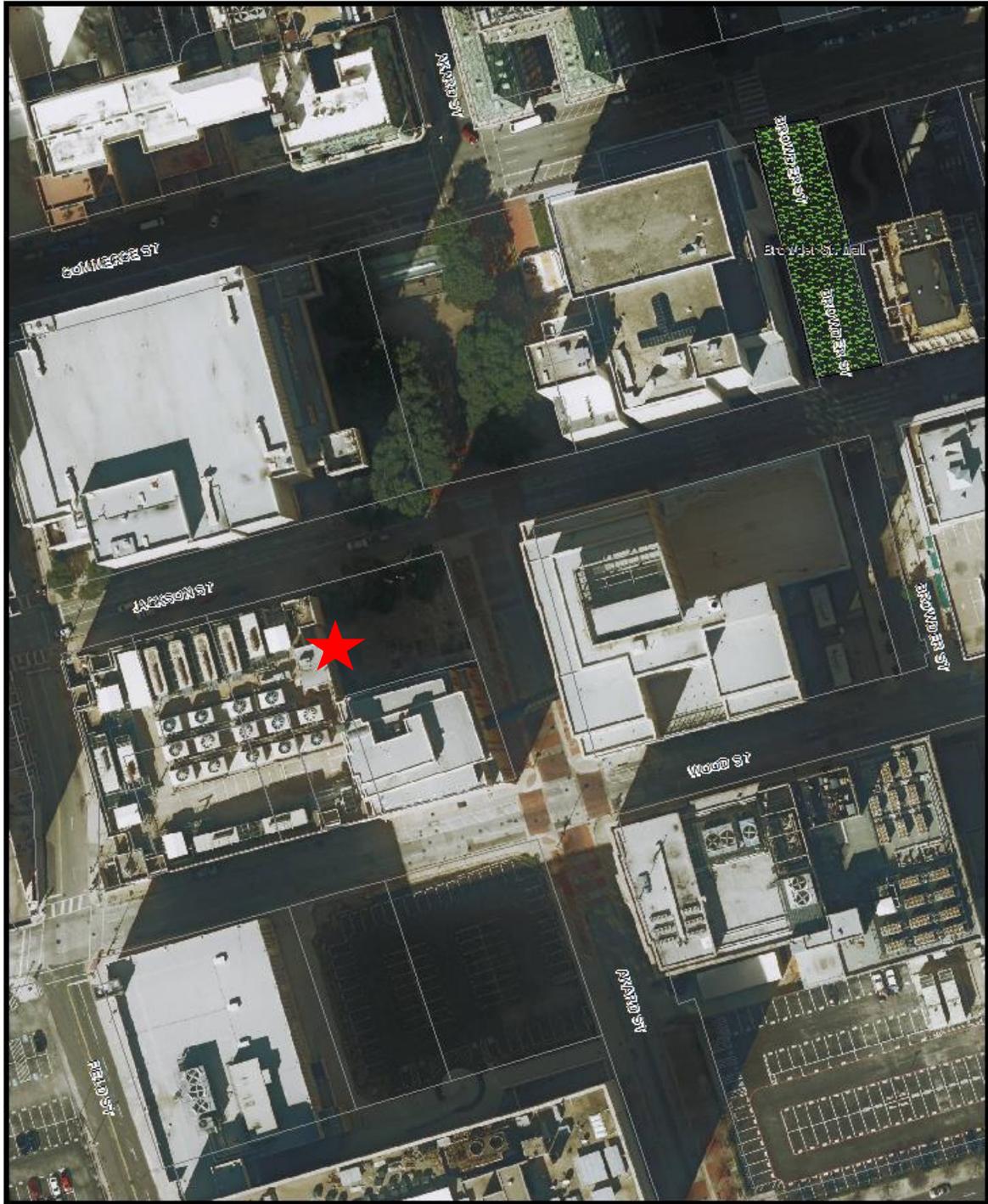
(G) Middle level flat attached signs must have a vertical separation of 75 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area. [This is the only middle level sign on this façade]



1:1,142

Zoning Map

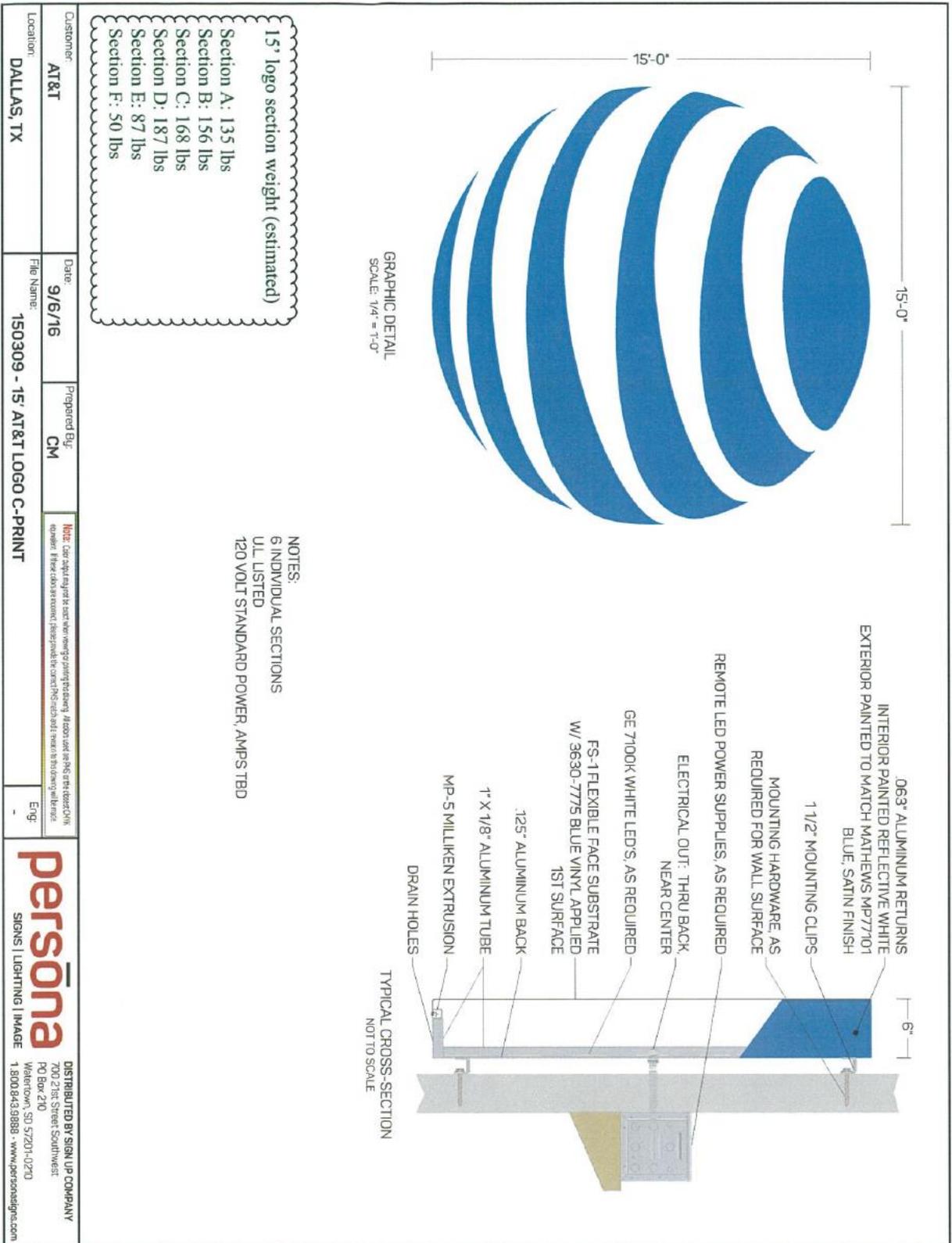
Printed Date: 12/5/2016

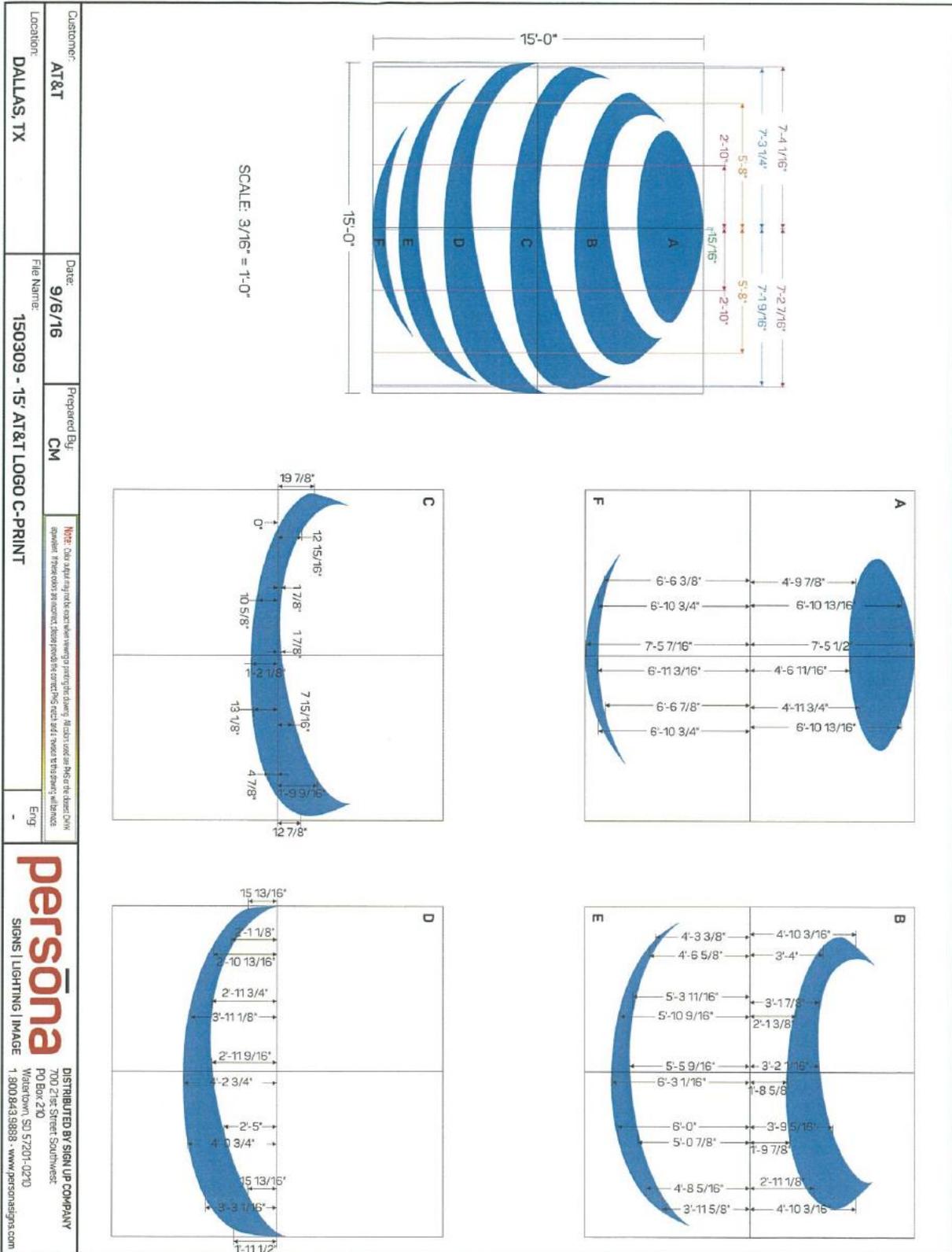


 1:1,142

Aerial Map

Printed Date: 12/5/2016





**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN (RETAIL A)**

CASE NUMBER: 1611100005

DATE FILED: November 1, 2016

LOCATION: 208 South Akard (west elevation)

SIZE OF REQUEST: 625 square feet

COUNCIL DISTRICT: 14

ZONING: PDD No. 619

MAPSCO: 45-P

APPLICANT: Taylor Tompkins

CONTRACTOR: Willow Creek Signs

OWNER/TENANT: AT&T

REQUEST: An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 625 square-foot upper level attached sign at 208 South Akard Street (west elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the AT&T logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

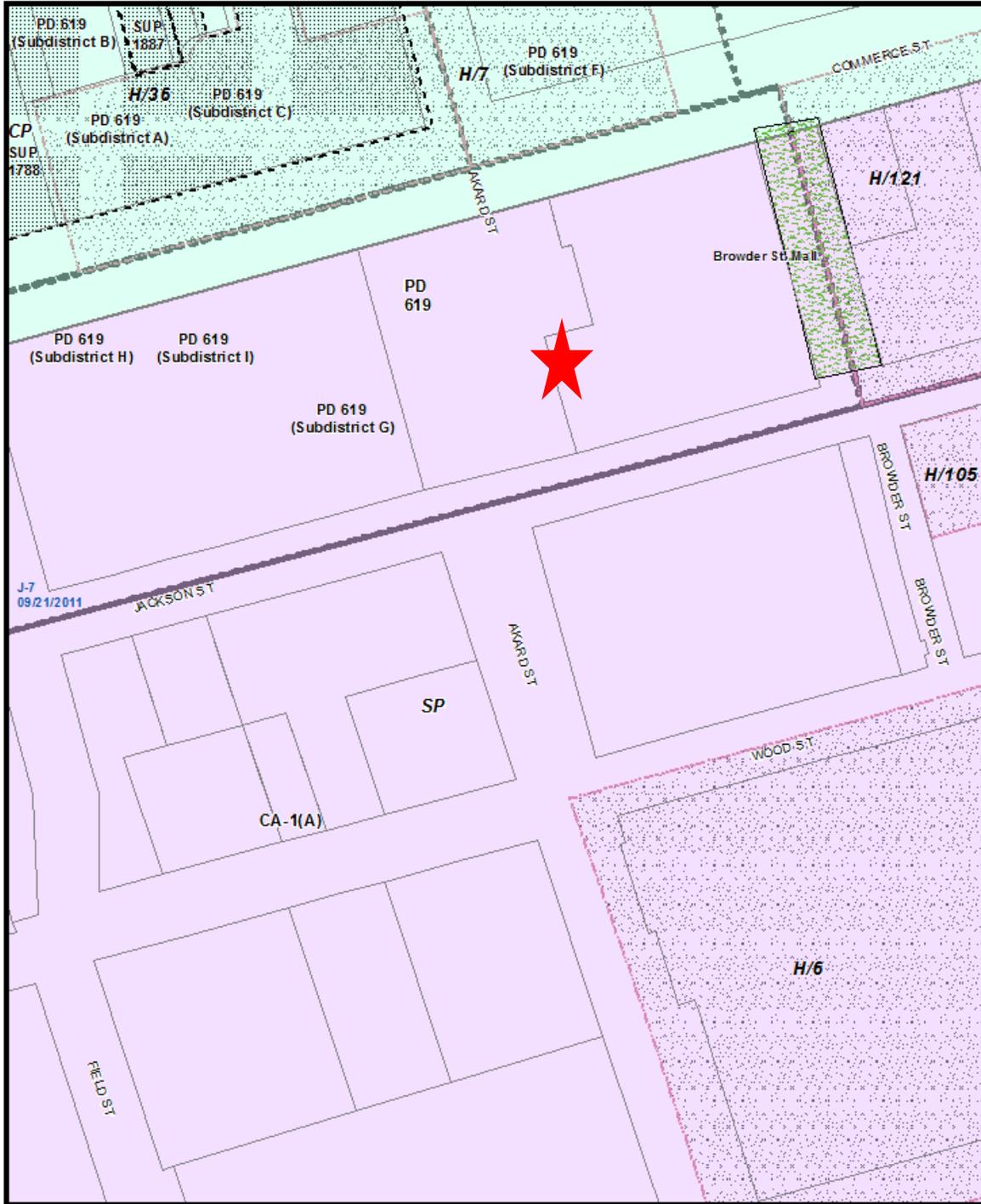
BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 3,456 sq. ft. X 30% = 1,036. The proposed sign is 625 square feet. It will be located on the west elevation, approximately 650 feet above grade. Signage will be constructed of aluminum with the interior painted white and the exterior painted blue.
- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]



1:1,142

Zoning Map

Printed Date: 12/5/2016



 1:1,142

Aerial Map

Printed Date: 12/5/2016

Customer: **AT&T**

Date: **9/6/16**

Prepared By: **CM**

Location: **FORT WORTH, TX**

File Name: **150049 - 25' AT&T LOGO C-PRINT**

Eng: **-**

25'-0"

25'-0"

GRAPHIC DETAIL
SCALE 3/16" = 1'-0"

25' logo section weight (estimated)

Section A: 362 lbs

Section B: 358 lbs

Section C: 390 lbs

Section D: 375 lbs

Section E: 230 lbs

Section F: 80 lbs

NOTES:
6 INDIVIDUAL SECTIONS
UL LISTED
120 VOLT STANDARD POWER, AMPS TBD

6"

TYPICAL CROSS-SECTION
NOT TO SCALE

0.063" ALUMINUM RETURNS
INTERIOR PAINTED REFLECTIVE WHITE
EXTERIOR PAINTED TO MATCH MATHEWS MP77101
BLUE SATIN FINISH

1 1/2" MOUNTING CLIPS

MOUNTING HARDWARE AS
REQUIRED FOR WALL SURFACE

REMOTE LED POWER SUPPLIES, AS REQUIRED

ELECTRICAL OUT: THRU BACK
NEAR CENTER

GE 7100K WHITE LED'S, AS REQUIRED

FS-1 FLEXIBLE FACE SUBSTRATE
W/ 3630-7775 BLUE VINYL APPLIED
1ST SURFACE

.125" ALUMINUM BACK

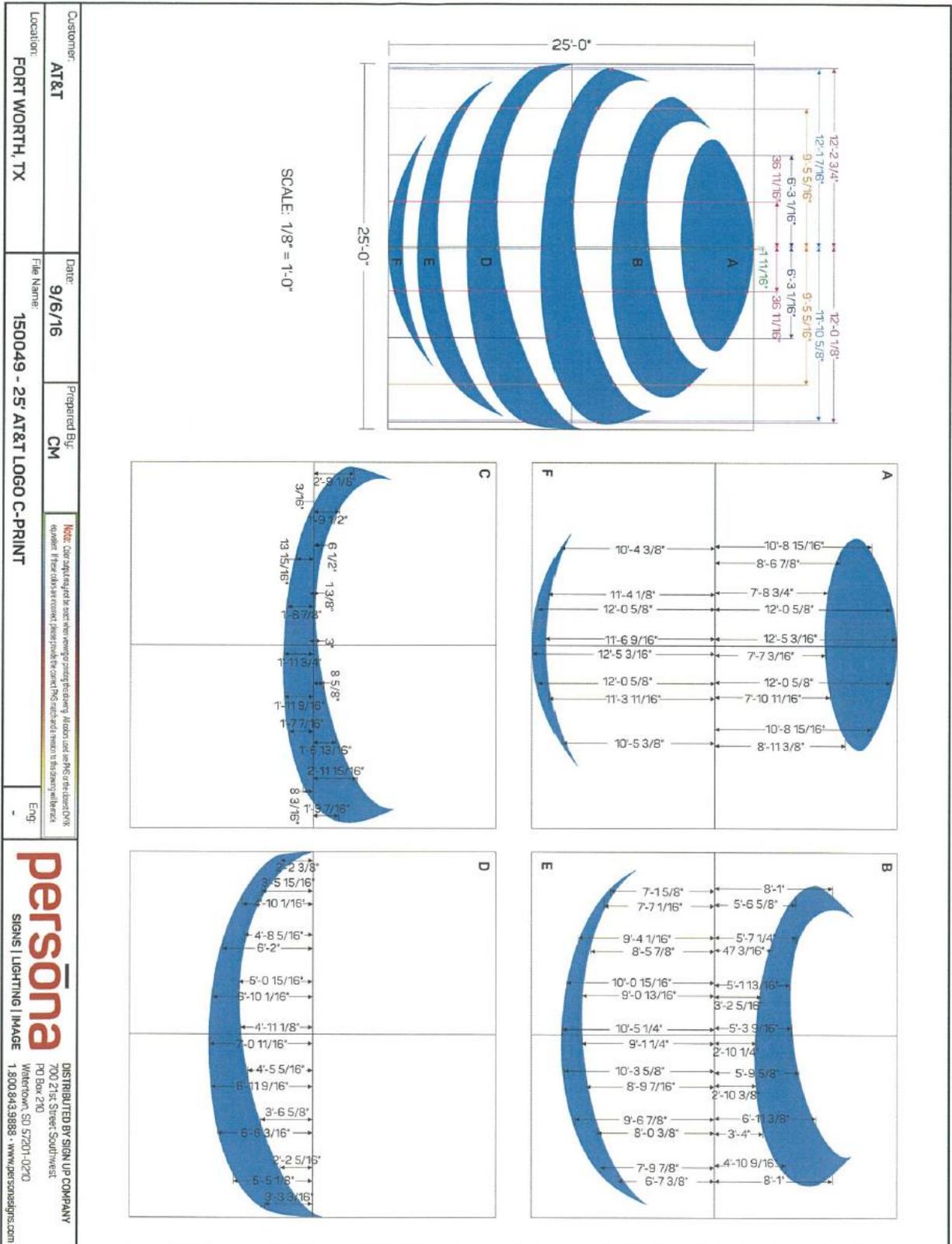
1" X 1/8" ALUMINUM TUBE

MP-S MILLIKEN EXTRUSION

DRAIN HOLES

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SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street South
PO Box 210
Watertown, SD 57201-0210
1-800-843-9888 • www.personasigns.com



Customer:	AT&T	Date:	9/6/16	Prepared By:	CM
Location:	FORT WORTH, TX	File Name:	150049 - 25' AT&T LOGO C-PRINT	Eng:	-

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street, SouthWest
PO Box 210
Walters, SD 57201-0210
1.800.843.3888 - www.personasigns.com

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN (RETAIL A)**

CASE NUMBER: 1611100006

DATE FILED: November 1, 2016

LOCATION: 208 South Akard (north elevation) **SIZE OF REQUEST:** 225 square feet

COUNCIL DISTRICT: 14

ZONING: PDD No. 619

MAPSCO: 45-P

APPLICANT: Taylor Tompkins

CONTRACTOR: Willow Creek Signs

OWNER/TENANT: AT&T

REQUEST: An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 208 South Akard Street (north elevation).

SUMMARY: The applicant will construct a middle level flat attached sign of the AT&T logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSD.
- The request is for a *middle level sign*, which is an attached sign wholly or partially situated within the middle level sign area. The *middle level sign area* is the portion of a building facade that is between the lower level sign area and the upper level sign area.
- The total effective area of a middle level sign may not exceed 20% of the middle level sign area, per Section 51A-7.911 Attached Premise Signs.
- The middle level sign area is 33,880 sq. ft. X 20% = 6,776. The proposed sign is 225 square feet. It will be located on the north elevation, approximately 26.5 feet above grade. Signage will be constructed of aluminum with the interior painted white and the exterior painted blue.
- Construction of the middle level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(2)

(2) Middle level flat attached signs.

(A) Each middle level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Middle level flat attached signs must be wholly or partially located within the middle level sign area. [The sign is partially in the middle level sign area]

(C) The maximum effective area for a middle level flat attached sign is 500 square feet. [The effective area of the sign is 225 square feet]

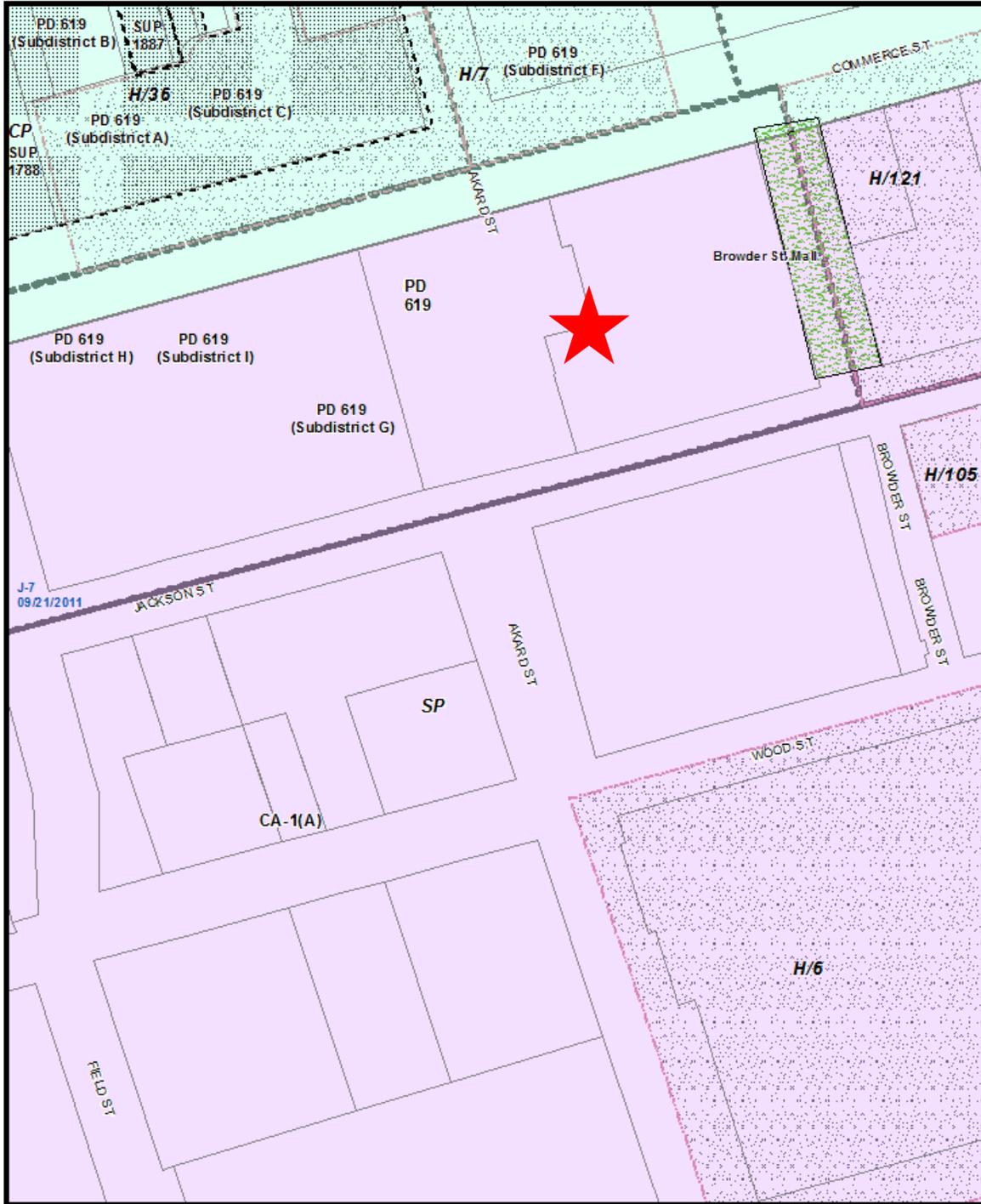
(D) Middle level flat attached signs may only display the names or symbols or a combination thereof representing tenants occupying one or more full floors or 20,000 square feet or more of leasable building area, whichever is greater. [The entire building is occupied by AT&T]

(E) Middle level flat attached signs are only permitted on buildings with 10 or more stories. [The building exceeds 10 stories]

(F) One middle level flat attached sign is permitted for every 100 feet of building height or portion thereof, up to a maximum of three signs, per facade. [This is the only middle level sign on this façade]

Case Number: 1611160006

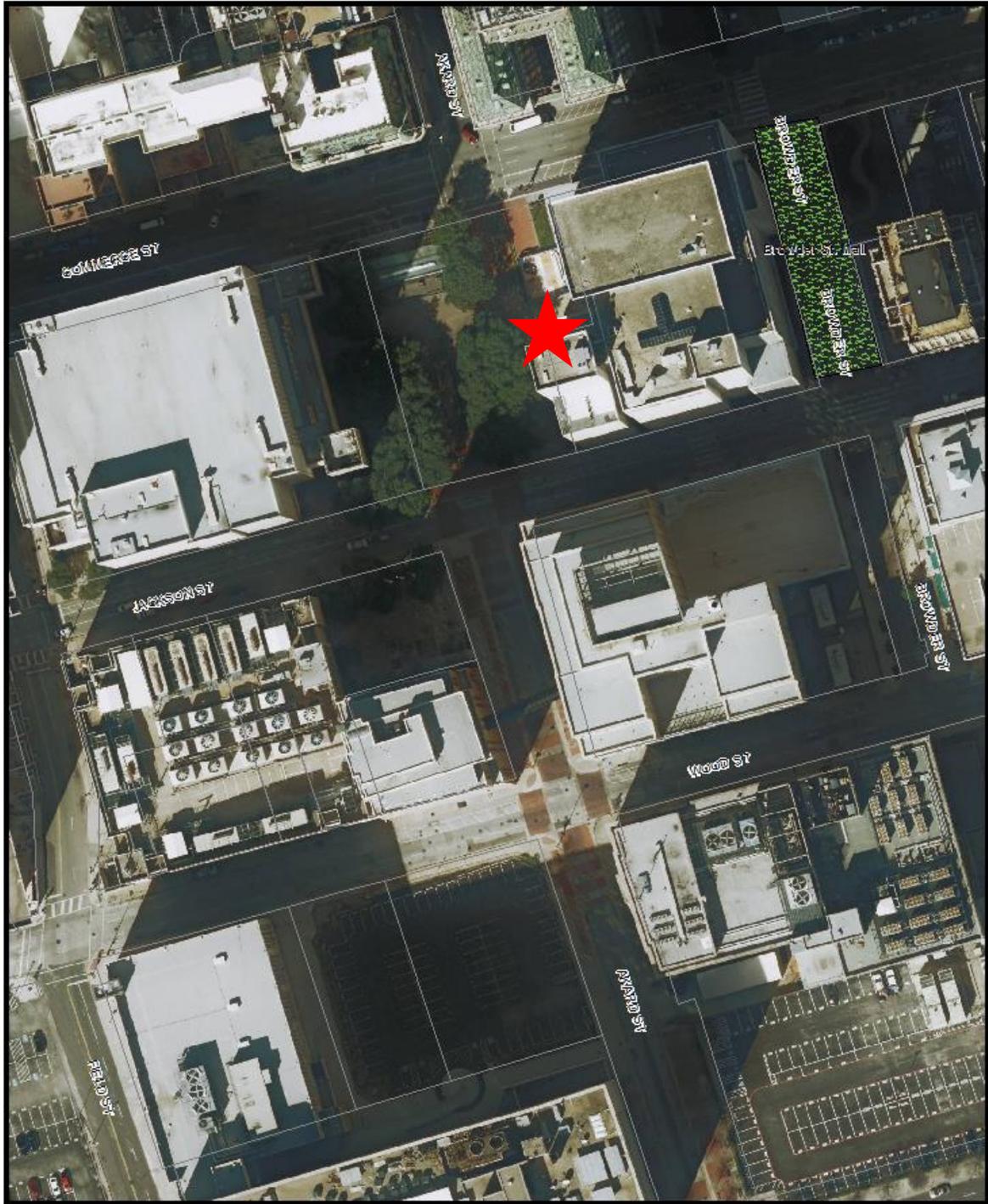
(G) Middle level flat attached signs must have a vertical separation of 75 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area. [This is the only middle level sign on this façade]



 1:1,142

Zoning Map

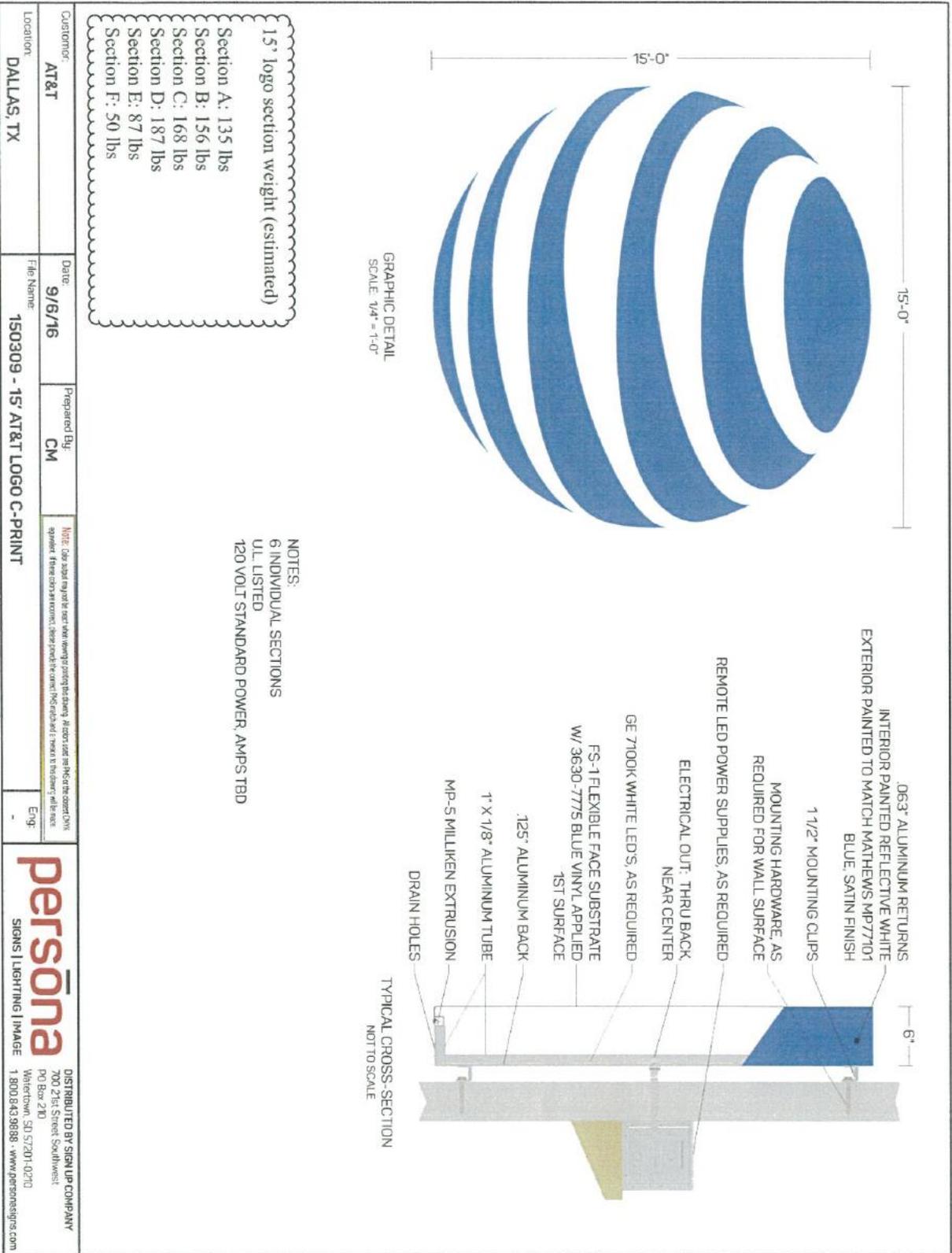
Printed Date: 12/5/2016

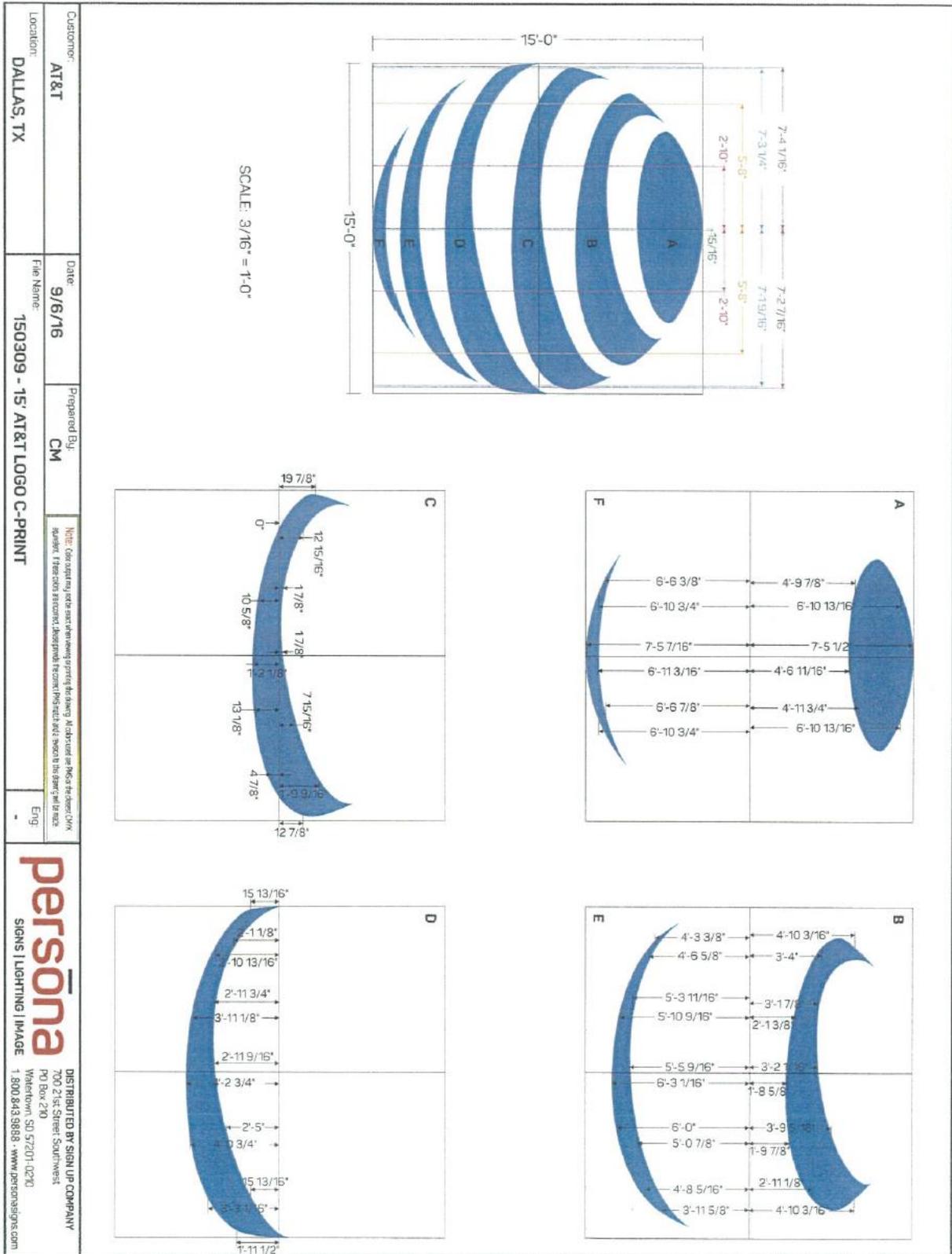


 1:1,142

Aerial Map

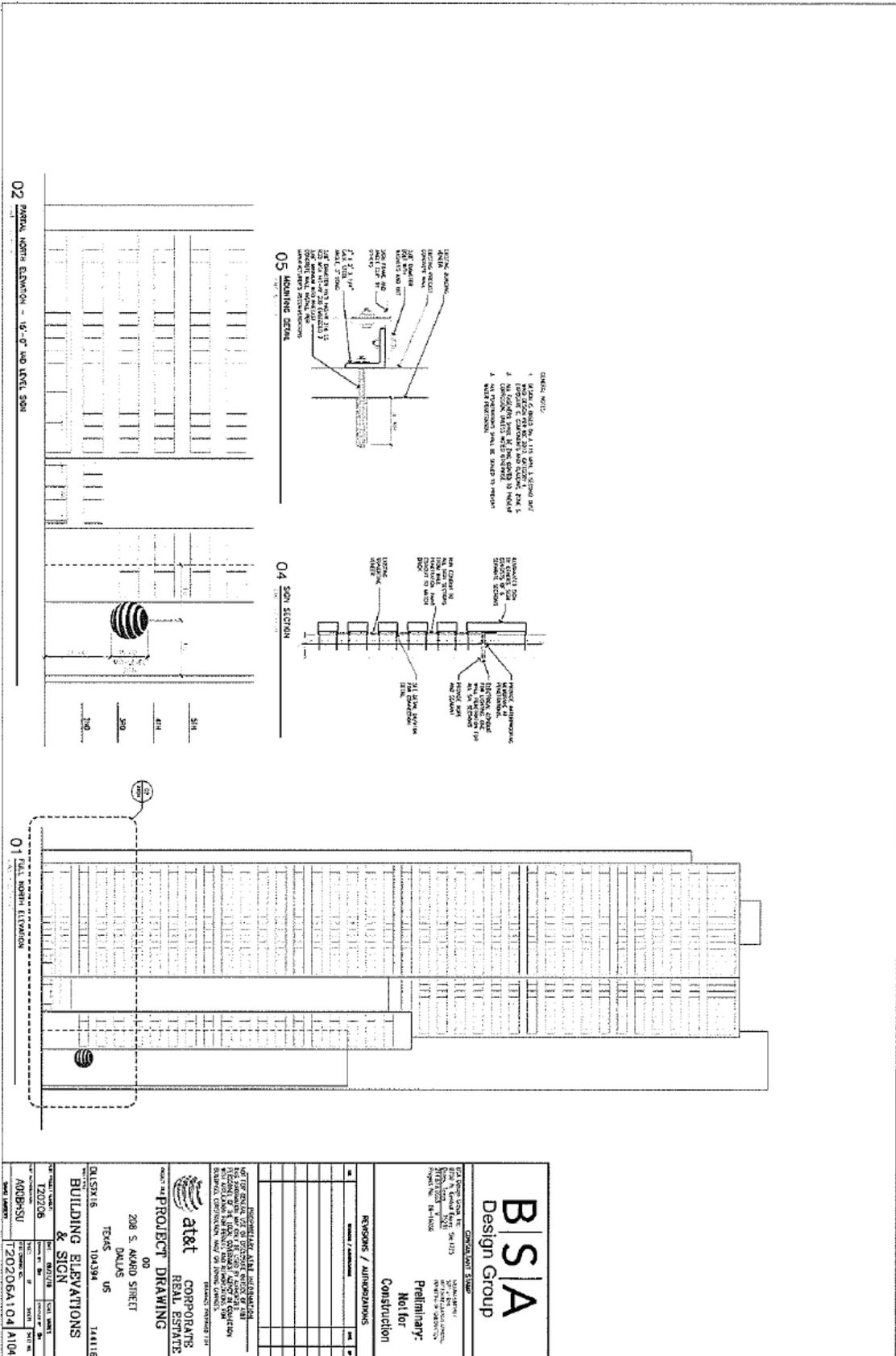
Printed Date: 12/5/2016





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 PO Box 210
 Waterford, SD 57201-0210
 1.800.843.3888 - www.personasigns.com



B|S|A
Design Group

CONSULTANT STAMP
 CONSULTANT
 PROJECT NO. 1611160006
 DRAWING NO. 1611160006-05
 DATE: 10/14/16

RESPONS: / AUTHORIZATIONS
 PRELIMINARY:
 Not for
 Construction

NO.	REVISION / AUTHORIZATION	DATE	BY

REGISTRATION: AIA, AIA 1611160006
 REGISTERED ARCHITECT
 PROJECT PROVIDED FOR
at&t CORPORATE
 REAL ESTATE
 PROJECT DRAWING

03
 208 S. ARBO STREET
 DALLAS TX 75201
 104394 144116
**BUILDING ELEVATIONS
 & SIGN**
 12/07/06
 120206A104 A104

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN (RETAIL A)**

CASE NUMBER: 1611100007

DATE FILED: November 1, 2016

LOCATION: 208 South Akard (east elevation)

SIZE OF REQUEST: 225 square feet

COUNCIL DISTRICT: 14

ZONING: PDD No. 619

MAPSCO: 45-P

APPLICANT: Taylor Tompkins

CONTRACTOR: Willow Creek Signs

OWNER/TENANT: AT&T

REQUEST: An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 208 South Akard Street (east elevation).

SUMMARY: The applicant will construct a middle level flat attached sign of the AT&T logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSD.
- The request is for a *middle level sign*, which is an attached sign wholly or partially situated within the middle level sign area. The *middle level sign area* is the portion of a building facade that is between the lower level sign area and the upper level sign area.
- The total effective area of a middle level sign may not exceed 20% of the middle level sign area, per Section 51A-7.911 Attached Premise Signs.
- The middle level sign area is 33,880 sq. ft. X 20% = 6,776. The proposed sign is 225 square feet. It will be located on the east elevation, approximately 28.5 feet above grade. Signage will be constructed of aluminum with the interior painted white and the exterior painted blue.
- Construction of the middle level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(2)

(2) Middle level flat attached signs.

(A) Each middle level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Middle level flat attached signs must be wholly or partially located within the middle level sign area. [The sign is partially in the middle level sign area]

(C) The maximum effective area for a middle level flat attached sign is 500 square feet. [The effective area of the sign is 225 square feet]

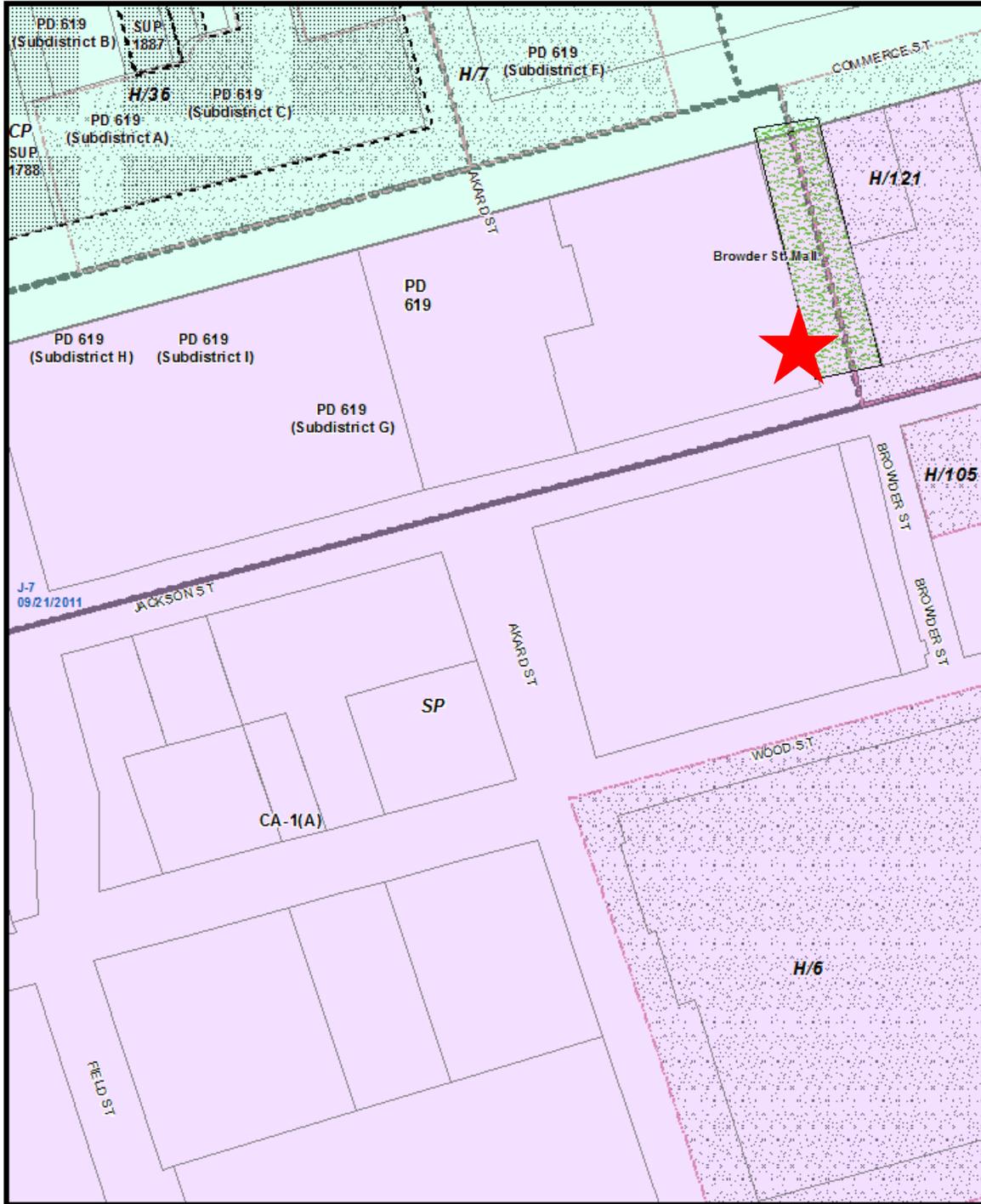
(D) Middle level flat attached signs may only display the names or symbols or a combination thereof representing tenants occupying one or more full floors or 20,000 square feet or more of leasable building area, whichever is greater. [The entire building is occupied by AT&T]

(E) Middle level flat attached signs are only permitted on buildings with 10 or more stories. [The building exceeds 10 stories]

(F) One middle level flat attached sign is permitted for every 100 feet of building height or portion thereof, up to a maximum of three signs, per facade. [This is the only middle level sign on this façade]

Case Number: 1611100007

(G) Middle level flat attached signs must have a vertical separation of 75 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area. [This is the only middle level sign on this façade]



1:1,142

Zoning Map

Printed Date: 12/5/2016



 1:1,142

Aerial Map

Printed Date: 12/5/2016

Customer: **AT&T**

Date: **9/6/16**

Prepared By: **CM**

Location: **DALLAS, TX**

File Name: **150309 - 15' AT&T LOGO C-PRINT**

Eng: **-**

15' Logo section weight (estimated)

- Section A: 135 lbs
- Section B: 156 lbs
- Section C: 168 lbs
- Section D: 187 lbs
- Section E: 87 lbs
- Section F: 50 lbs

GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

NOTES:

- 6 INDIVIDUAL SECTIONS
- UL LISTED
- 120 VOLT STANDARD POWER, AMPS TBD

TYPICAL CROSS-SECTION
NOT TO SCALE

- .063" ALUMINUM RETURNS
- INTERIOR PAINTED REFLECTIVE WHITE
- EXTERIOR PAINTED TO MATCH MATHEWS MP77101 BLUE SATIN FINISH
- 1 1/2" MOUNTING CLIPS
- MOUNTING HARDWARE, AS REQUIRED FOR WALL SURFACE
- REMOTE LED POWER SUPPLIES, AS REQUIRED
- ELECTRICAL OUT: THRU BACK, NEAR CENTER
- GE 7100K WHITE LED'S, AS REQUIRED
- FS-1 FLEXIBLE FACE SUBSTRATE W/ 3630-7775 BLUE VINYL APPLIED 1ST SURFACE
- 125" ALUMINUM BACK
- 1" X 1/8" ALUMINUM TUBE
- MP-5 MILLIKEN EXTRUSION
- DRAIN HOLES

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**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN (GENERAL CBD)**

CASE NUMBER: 1611100008

DATE FILED: November 1, 2016

LOCATION: 2400 Ross Ave (northwest elevation) **SIZE OF REQUEST:** 65 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Taylor Tompkins

CONTRACTOR: Willow Creek Signs

OWNER/TENANT: AT&T

REQUEST: An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 65 square-foot upper level attached sign at 2400 Ross Ave (northwest elevation).

SUMMARY: The applicant will construct an upper level flat attached sign of the AT&T logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

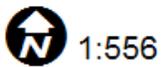
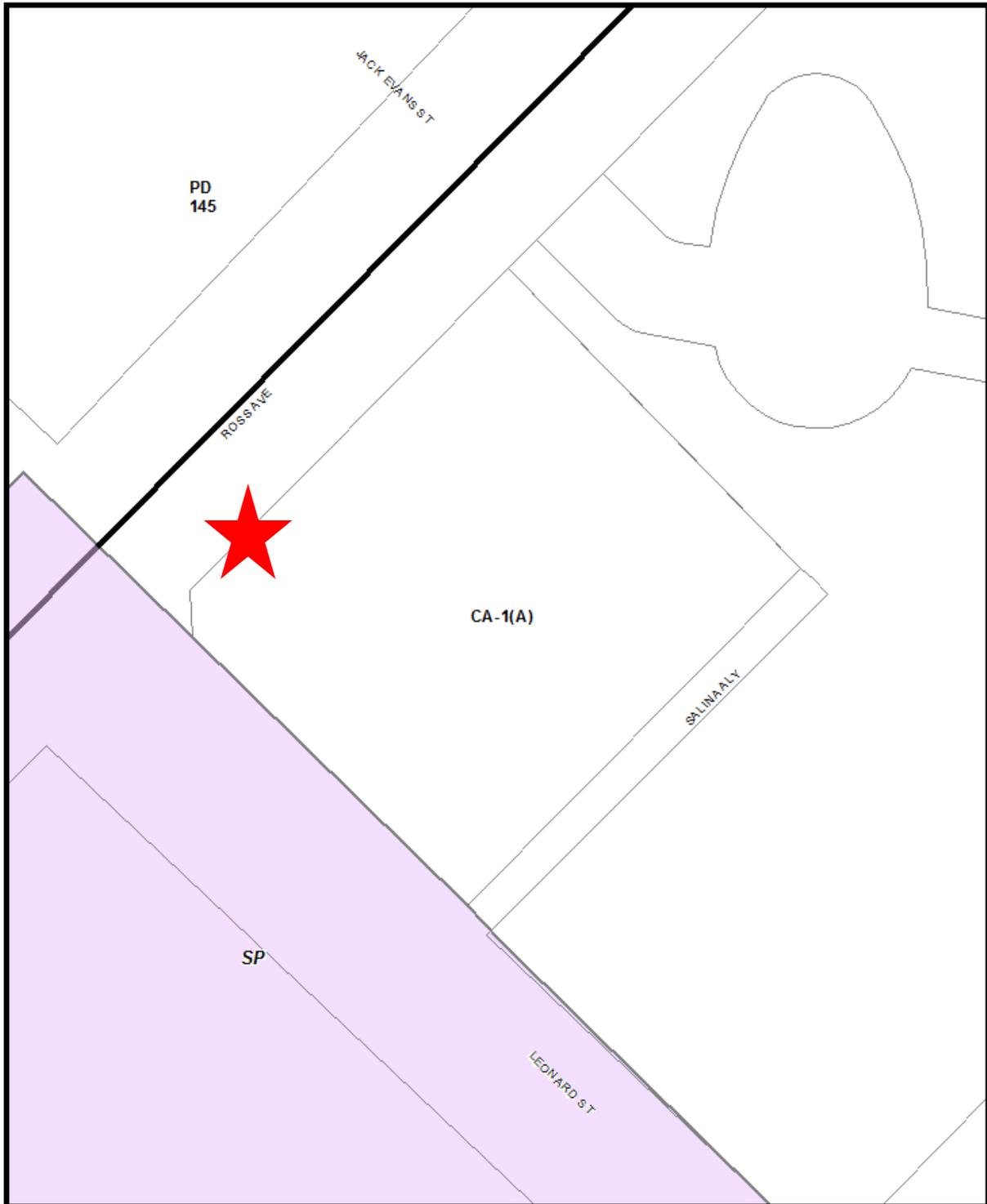
BACKGROUND:

- The subject site is located in the Downtown (General CBD) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 11,520 sq. ft. X 30% = 3,456. The proposed sign is 65 square feet. It will be located on the northwest elevation, approximately 295 feet above grade. Signage will be constructed of aluminum with the interior painted white and the exterior painted blue.
- Construction of the upper level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

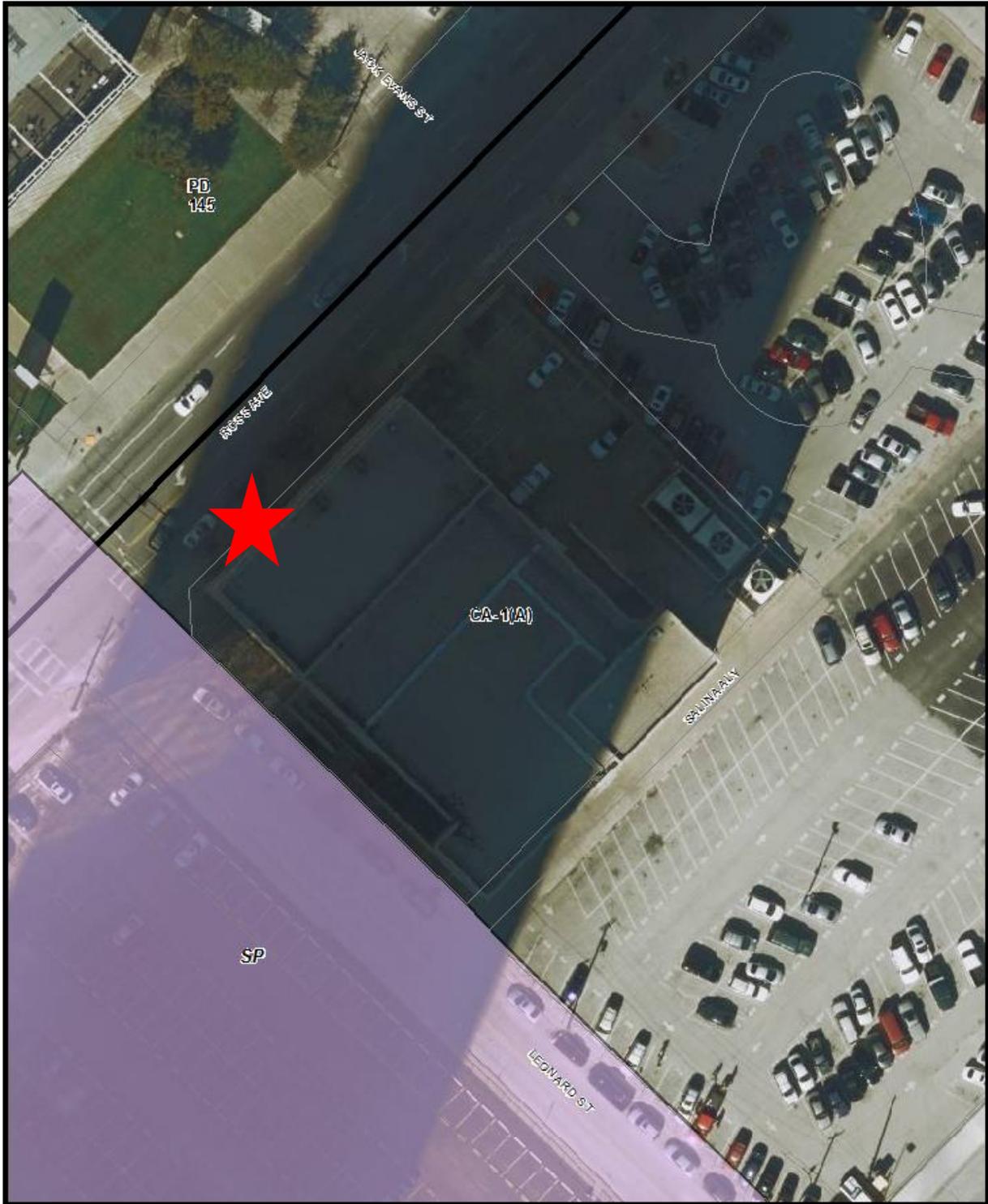
(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]



Zoning Map

Printed Date: 12/7/2016



Aerial Map

Printed Date: 12/7/2016

GENERAL NOTES:

1. SIGN IS MOUNTED ON A 1 1/2\"/>

08 MOUNTING DETAIL
SCALE: 3/4\"/>

07 SECTION AT SIGN TYPE 'C'
SCALE: 1/2\"/>

06 SIGN TYPE 'C' - 15'-0\"/>

05 SIGN TYPE 'B' - 5'-0\"/>

04 SIGN TYPE 'A' - 3'-0\"/>

03 WEST ELEVATION
SCALE: 1/2\"/>

02 SOUTH ELEVATION
SCALE: 1/8\"/>

01 NORTH ELEVATION
SCALE: 1/2\"/>

PROJECT AND DRAWING INFORMATION:

PROJECT: CORPORATE REAL ESTATE PROJECT DRAWING 01

LOCATION: 2400 ROSS AVENUE, DALLAS, TEXAS, US 75201

CLIENT: AT&T

DATE: 02/27/2013

PROJECT NO.: 104458

DISTRICT: 104458

PROJECT NAME: ELEVATIONS AND DETAILS ARCHITECTURAL

PROJECT NO.: 104458

PROJECT NAME: ELEVATIONS AND DETAILS ARCHITECTURAL

PROJECT NO.: 104458

PROJECT NAME: ELEVATIONS AND DETAILS ARCHITECTURAL

REVISIONS / AUTHORIZATIONS:

NO.	DATE	BY	REVISION

CONSULTANT: B|S|A Design Group

PROJECT NO.: 104458

DATE: 02/27/2013

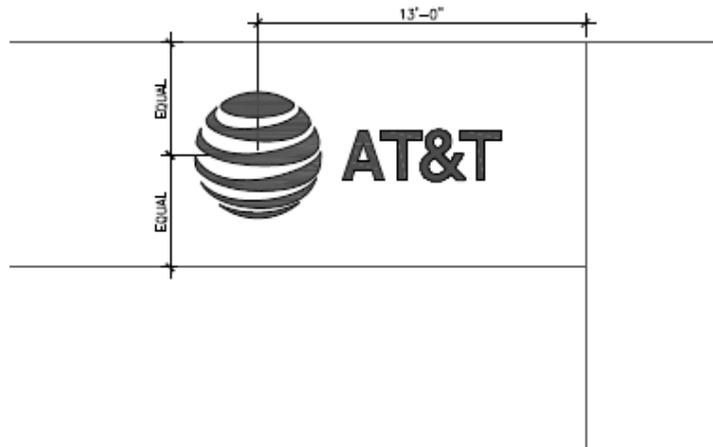
PROJECT NAME: ELEVATIONS AND DETAILS ARCHITECTURAL

PROJECT NO.: 104458

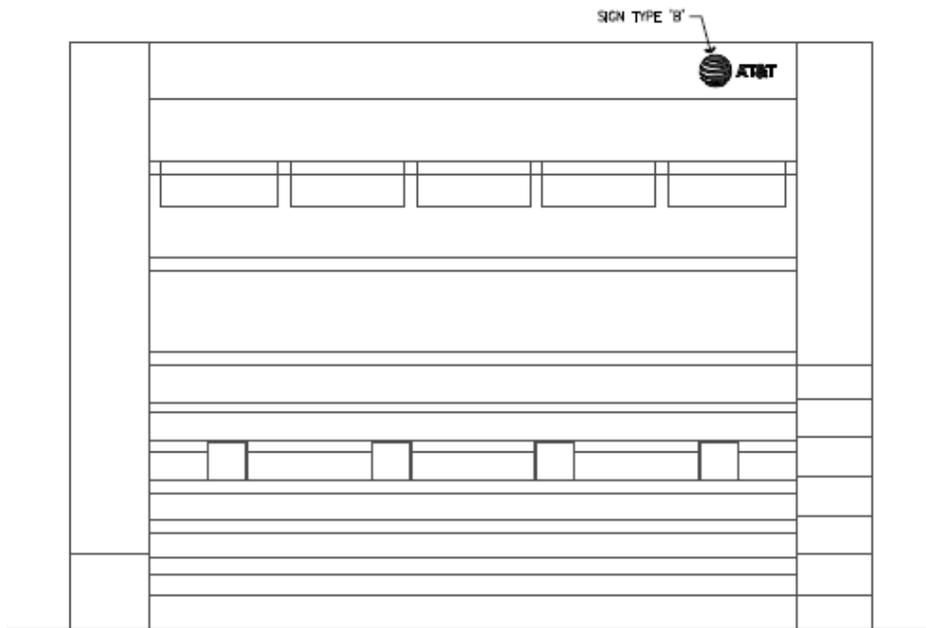
PROJECT NAME: ELEVATIONS AND DETAILS ARCHITECTURAL

PROJECT NO.: 104458

PROJECT NAME: ELEVATIONS AND DETAILS ARCHITECTURAL



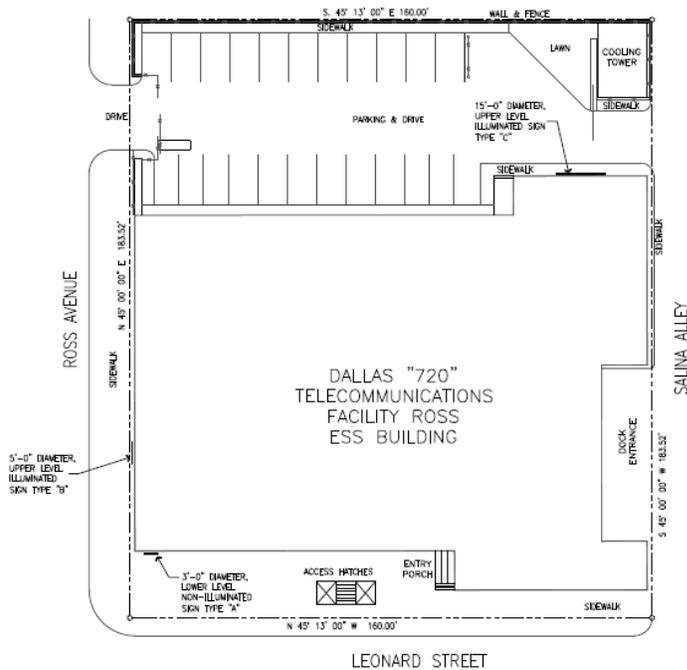
05 SIGN TYPE "B" - 5'-0" DIAMETER
SCALE: 1/4"=1'-0"



03 WEST ELEVATION
SCALE: 1/32"=1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT EXISTING BUILDING MATERIALS, FINISHES, SYSTEMS, FIXTURES, EQUIPMENT, ETC., AND SHALL PREVENT DAMAGE TO SAME DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES. REPAIRS, PATCH AND REPAIR DAMAGE TO EXISTING BUILDING MATERIALS, FINISHES, SYSTEMS, FIXTURES, EQUIPMENT, ETC., UPON COMPLETION OF ALL PROJECT DEMOLITION AND CONSTRUCTION ACTIVITIES.
- PROTECT ALL TELEPHONE AND TELEPHONE RELATED EQUIPMENT FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND FABRICATION AND SHALL NOTIFY ARCHITECT IN WRITING REGARDING ALL DISCREPANCIES DISCOVERED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE BUILDING CODES, ORDINANCES, LAWS AND REGULATIONS, INCLUDING LOCAL, STATE, NATIONAL AND FEDERAL, AND IN ACCORDANCE WITH ALL APPLICABLE AT&T STANDARDS, PRACTICES AND PROCEDURES.
- CONTRACTOR SHALL MAINTAIN ALL WORK AREAS, MATERIAL STORAGE AND STAGING AREAS, DUMPSTER AREAS, ETC., BEING USED IN CONJUNCTION WITH THE PROJECT, INCLUDING THE SITE AND PARKING AREAS, IN A CLEAN AND NEAT MANNER, REMOVING AND PROPERLY DISPOSING OF ALL TRASH AND CONSTRUCTION DEBRIS DAILY, UNLESS NOTIFIED OTHERWISE OR SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS. ALL ITEMS REMOVED DURING DEMOLITION SHALL BECOME THE PROPERTY OF AND THE RESPONSIBILITY OF THE CONTRACTOR.
- ERECT TEMPORARY CONSTRUCTION BARRIERS / DUST PARTITIONS IN ACCORDANCE WITH AT&T STANDARDS AND AS REQUIRED TO ISOLATE CONSTRUCTION ACTIVITIES FROM ONGOING AT&T OPERATIONS. COORDINATE LOCATIONS WITH DESIGNATED AT&T REPRESENTATIVES.
- CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS FOR CONSTRUCTION VEHICLE AND EQUIPMENT PARKING, MATERIAL STORAGE AND STAGING, CONSTRUCTION TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, CONSTRUCTION OFFICE AND DESK, ETC., WITH DESIGNATED AT&T REPRESENTATIVES.
- CONTRACTOR SHALL VERIFY AND COORDINATE SCHEDULE FOR ALL INTERRUPTIONS IN UTILITY SERVICES TO FACILITY WITH DESIGNATED AT&T REPRESENTATIVES. PRIOR NOTIFICATION AND APPROVAL IS REQUIRED FOR ALL UTILITY SERVICE INTERRUPTIONS.
- REFERENCE OTHER DRAWINGS, INCLUDING MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS, FOR ADDITIONAL WORK AND RELATED PROJECT REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION FOR ALL NEW PENETRATIONS THROUGH FLOOR SLABS AND THROUGH NEW AND EXISTING PARTITIONS WITH EXISTING CONDITIONS AND EQUIPMENT, WITH PROPOSED ROUTING OF NEW PIPING, CONDUIT, WIRE, CABLE, ETC., AND WITH PROPOSED INSTALLATION LOCATIONS FOR NEW EQUIPMENT.
- PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY AND DOCUMENT FLOW CAPACITY AND GENERAL CONDITION OF EXISTING FLOOR DRAINS AND ASSOCIATED TRAPS AND PIPING IN PROPOSED AREAS OF WORK WHICH MIGHT BE ADVERSELY AFFECTED BY PROJECT ACTIVITIES.



01 SITE PLAN
SCALE: 1"=20'-0"



B|S|A

Design Group

CONSULTANT STAMP

BSA Design Group, Inc. 8750 N. Central Expwy., Ste.1725 Dallas, Texas 75231 214.818.0563 V Project No.: 06-16069	WILLIAM HEMPHREY SEPT 27, 2016 NOT FOR REGULATORY APPROVAL PRINTING OR CONSTRUCTION
--	--

Preliminary:
Not for
Construction

REVISIONS / AUTHORIZATIONS

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY

PROPRIETARY AT&T INFORMATION
NOT FOR GENERAL USE OR DISCLOSURE OUTSIDE OF AT&T
THIS INFORMATION MAY ONLY BE USED BY AUTHORIZED
PERSONNEL OF THE LOCAL GOVERNMENT AGENCY IN CONNECTION
WITH APPLICATION FOR PERMITS AND AUTHORIZATIONS FOR
BUILDINGS, CONSTRUCTION, AND/OR ZONING CHANGES.

DRAWINGS PREPARED FOR

at&t CORPORATE
REAL ESTATE

PROJECT TITLE PROJECT DRAWING

01
2400 ROSS AVENUE
DALLAS
TEXAS US
DLLSTXROF 104458 T44002

SITE PLAN
ARCHITECTURAL

ART PROJECT NUMBER: T20449	DATE: 09/27/2016	SCALE: 1"=20'-0"
ART AUTHORIZATION: A00F5MJ	DRAWN BY: BH	CHECKED BY: BH
ART DRAWING NO.: T20449A1S101	SHEET NO.: A101	SHEET NO.: A101

EVAN BALCH

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)
DOWNTOWN (GENERAL CBD)**

CASE NUMBER: 1611100009

DATE FILED: November 1, 2016

LOCATION: 2400 Ross Ave (northeast elevation) **SIZE OF REQUEST:** 225 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Taylor Tompkins

CONTRACTOR: Willow Creek Signs

OWNER/TENANT: AT&T

REQUEST: An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 square-foot middle level attached sign at 2400 Ross Ave (northeast elevation).

SUMMARY: The applicant will construct a middle level flat attached sign of the AT&T logo.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the Downtown (General CBD) SPSD.
- The request is for a *middle level sign*, which is an attached sign wholly or partially situated within the middle level sign area. The *middle level sign area* is the portion of a building facade that is between the lower level sign area and the upper level sign area.
- The total effective area of a middle level sign may not exceed 20% of the middle level sign area, per Section 51A-7.911 Attached Premise Signs.
- The middle level sign area is 82,944 sq. ft. X 20% = 16,589. The proposed sign is 225 square feet. It will be located on the northeast elevation, approximately 265 feet above grade. Signage will be constructed of aluminum with the interior painted white and the exterior painted blue.
- Construction of the middle level attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(2)

(2) Middle level flat attached signs.

(A) Each middle level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains no words]

(B) Middle level flat attached signs must be wholly or partially located within the middle level sign area. [The sign is partially in the middle level sign area]

(C) The maximum effective area for a middle level flat attached sign is 500 square feet. [The effective area of the sign is 225 square feet]

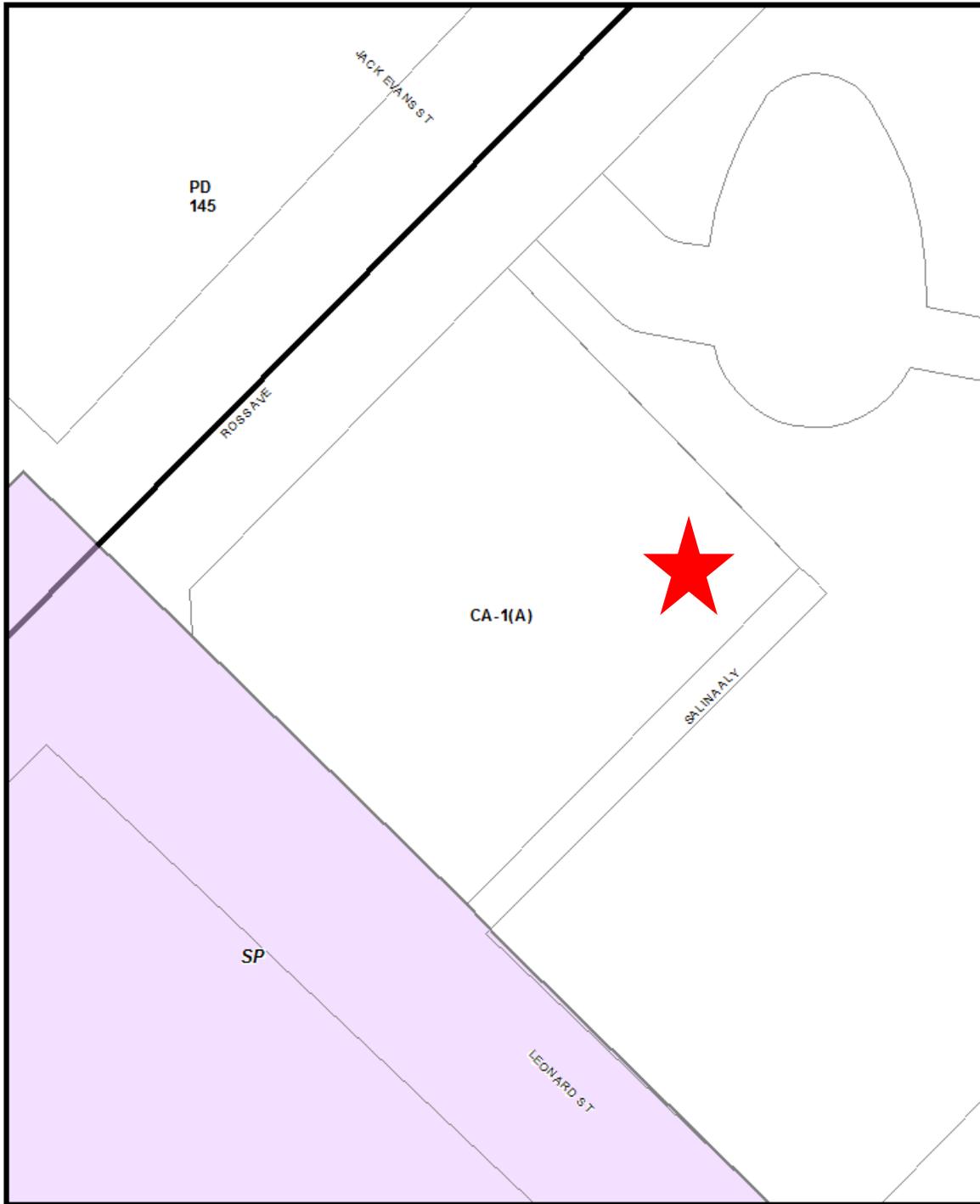
(D) Middle level flat attached signs may only display the names or symbols or a combination thereof representing tenants occupying one or more full floors or 20,000 square feet or more of leasable building area, whichever is greater. [The entire building is occupied by AT&T]

(E) Middle level flat attached signs are only permitted on buildings with 10 or more stories. [The building exceeds 10 stories]

(F) One middle level flat attached sign is permitted for every 100 feet of building height or portion thereof, up to a maximum of three signs, per facade. [This is the only middle level sign on this façade]

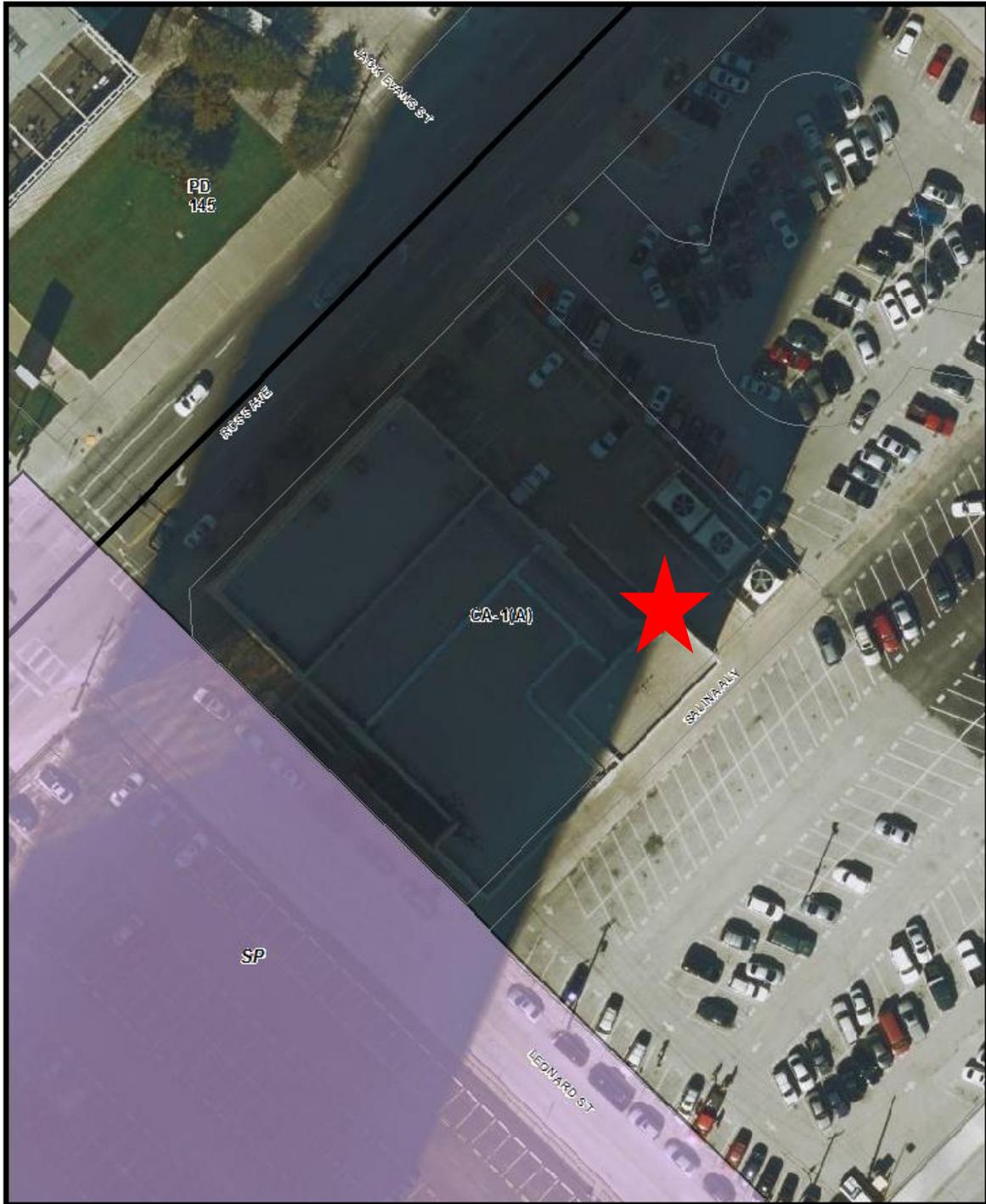
Case Number: 1611100009

(G) Middle level flat attached signs must have a vertical separation of 75 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area. [This is the only middle level sign on this façade]



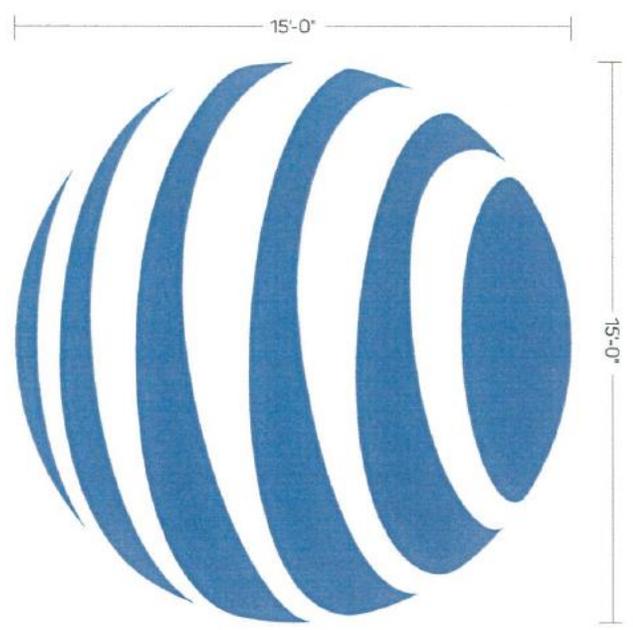
Zoning Map

Printed Date: 12/7/2016



Aerial Map

Printed Date: 12/7/2016



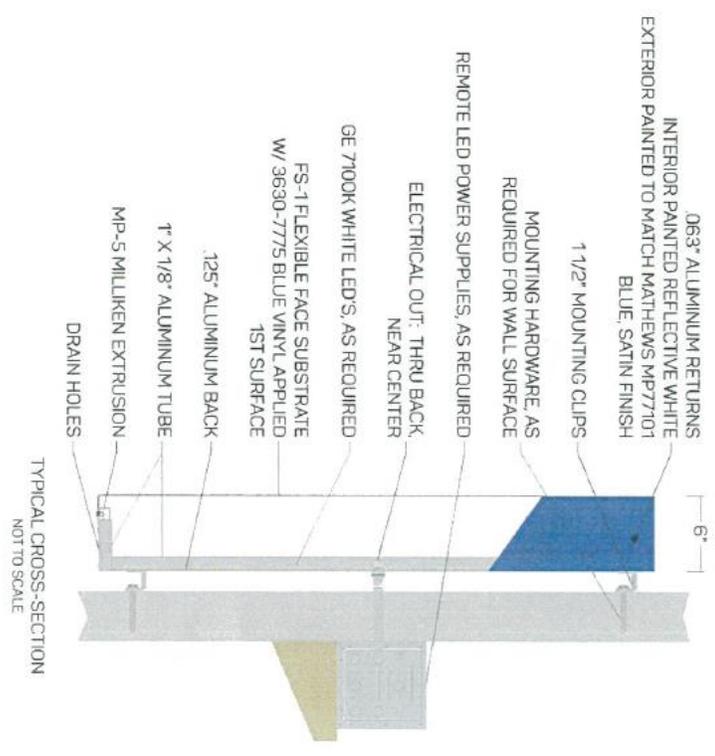
GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

15' logo section weight (estimated)

- Section A: 135 lbs
- Section B: 156 lbs
- Section C: 168 lbs
- Section D: 187 lbs
- Section E: 87 lbs
- Section F: 50 lbs

NOTES:

- 6 INDIVIDUAL SECTIONS
- U.L. LISTED
- 120 VOLT STANDARD POWER, AMPS TBD



TYPICAL CROSS-SECTION
NOT TO SCALE

- 0.63" ALUMINUM RETURNS
- INTERIOR PAINTED REFLECTIVE WHITE
- EXTERIOR PAINTED TO MATCH MATHEWS MP77101 BLUE SATIN FINISH
- 1 1/2" MOUNTING CLIPS
- MOUNTING HARDWARE AS REQUIRED FOR WALL SURFACE
- REMOTE LED POWER SUPPLIES, AS REQUIRED
- ELECTRICAL OUT: THRU BACK, NEAR CENTER
- GE 7100K WHITE LED'S, AS REQUIRED
- FS-1 FLEXIBLE FACE SUBSTRATE W/ 3630-7775 BLUE VINYL APPLIED 1ST SURFACE
- .125" ALUMINUM BACK
- 1" X 1/8" ALUMINUM TUBE
- MP-5 MILLIKEN EXTRUSION
- DRAIN HOLES

Customer:	Date:	Prepared By:	
AT&T	9/6/16	CM	
Location:	File Name:	NOTE: Our digital media section views of pricing do change. All artwork in this section is for informational purposes only. Final artwork and pricing is subject to change without notice. Please contact your account manager for more information.	
DALLAS, TX	150309 - 15' AT&T LOGO C-PRINT	Eng	

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DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Waretown, SD 57201-0210
1-800-843-3888 - www.personasigns.com

FILE NUMBER: Z156-337(SH) **DATE FILED:** August 15, 2016

LOCATION: East side of Namur Street, south of Scyene Road

COUNCIL DISTRICT: 7 **MAPSCO:** 49Y

SIZE OF REQUEST: Approx. 2.25 acres **CENSUS TRACT:** 176.05

APPLICANT: Eco-Site, Inc.

OWNER: Kwickpick Grocery, Inc.

REPRESENTATIVE: Dave Kirk

REQUEST: An application for a Specific Use Permit for a Tower/Antenna for Cellular Communication on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct a stealth monopole tower for cellular communication. The tower will be a maximum height of 100 feet and will include a ten-foot lightning rod for a total height not to exceed 110 feet above ground level.

STAFF RECOMMENDATION: Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, elevation, and conditions

BACKGROUND INFORMATION:

- The area of request is approximately 2.25 acres of undeveloped land and will contain a 2,500-square-foot lease area that will be improved with a stealth monopole tower for cellular communication.
- The proposed stealth monopole tower will be a maximum height of 100 feet and will include a ten-foot lightning rod for a total height not to exceed 110 feet above ground level.
- The Specific Use Permit allows this additional use of the property and does not change the existing R-7.5(A) zoning. The uses permitted by the present zoning will continued to be allowed.
- The surrounding area is predominately comprised of retail uses to the north with residential uses bordering the site to the east, south, and west. There are some undeveloped parcels immediately adjoining the subject site to the north and south.

Zoning History: There have not been any zoning change requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Namur Street	Local	30 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	CR-D	Retail uses and undeveloped land
East	R-7.5(A)	Residential uses
South	R-7.5(A)	Residential uses and undeveloped land
West	R-7.5(A)	Residential uses

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.

There are no goals or policies supporting or opposing the request.

STAFF ANALYSIS:

Land Use Compatibility: The area of request is approximately 2.25 acres of undeveloped land and will contain a 2,500-square-foot lease area that will be improved with a stealth monopole tower for cellular communication. The monopole tower will be a maximum height of 100 feet and will include a ten-foot lightning rod for a total height not to exceed 110 feet above ground level. Access to the 50-foot by 50-foot lease area will be provided from Namur Street via a 12-foot wide gravel road and the development will be served by one parking space, which will be located interior to the lease area. In addition to the proposed T-Mobile equipment pad, the site plan depicts two additional lease areas for other carriers to collocate in the future.

The applicant has indicated that no existing structures will be used for the installation of the monopole tower. The applicant asserts that the area to be developed will allow wireless telephone providers the necessary infrastructure for attaching their equipment to transmit and receive radio signals to and from their customers.

The area adjacent to the request site is predominately comprised of retail uses to the north with residential uses bordering the site to the east, south, and west. There are some undeveloped parcels immediately adjoining the subject site to the north and south.

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

The applicant's request is consistent with the intent of the Dallas Development Code which stipulates that a monopole cellular tower is exempt from residential proximity slope height restrictions if an SUP is required for the monopole cellular use and the impact of the tower height on an adjacent residential district is considered in the SUP process. Although the subject site is adjacent to residential uses, the proposed monopole tower will enhance the vital communication service throughout the area. Also, the use does not generate any significant traffic thus posing no detriment to pedestrians in the area. In order to mitigate the impact of the proposed tower on the adjacent residential uses, an eight-foot tall wooden fence will be installed along the perimeter of the lease area and shrubs will be planted to screen a portion of the equipment.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Area</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
R-7.5(A) Residential	25'	5'/5'	7,500	30'	45% res 25% non-res	Proximity Slope Visual Intrusion	Residential

Landscaping and Screening: As depicted on the site plan, the applicant is proposing to install landscaping around the site’s perimeter to screen the equipment and provide a buffer from the adjacent residential uses located across Namur Street. In addition to the landscaping, the proposed lease area will be enclosed by an eight-foot tall wooden fence and secured by a 12-foot tall access gate.

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

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than a 120 square feet. The applicant is providing one parking space within the interior of the lease area.

Notification Area: On January 13, 2016, the City Council approved an amendment to the Development Code regarding tower/antenna for cellular communication use. One provision pertains to the notification area and requires written notification of the public hearing on an application for an SUP for a tower/antenna for cellular communication to all real property within 500 feet of the building site on which the tower/ antenna for cellular communication will be located.

As a result of the amendment, the SUP will be placed on the larger 2.25-acre tract of land, and the notification area will extend from this boundary rather than from border of the 2,500-square foot lease area of the tower/antenna for cellular communication.

<p style="text-align: center;">LIST OF OFFICERS Eco-Site, Inc.</p>

Principals, Board of Directors:

- Mark Fielder
- Barry Boniface
- Ryan Leach of MSouth, a 50% owner of Eco-Site Investor, LLC
- Russ Cassella, of Project Echo, LLC, a 50% owner of Eco-Site Investor, LLC

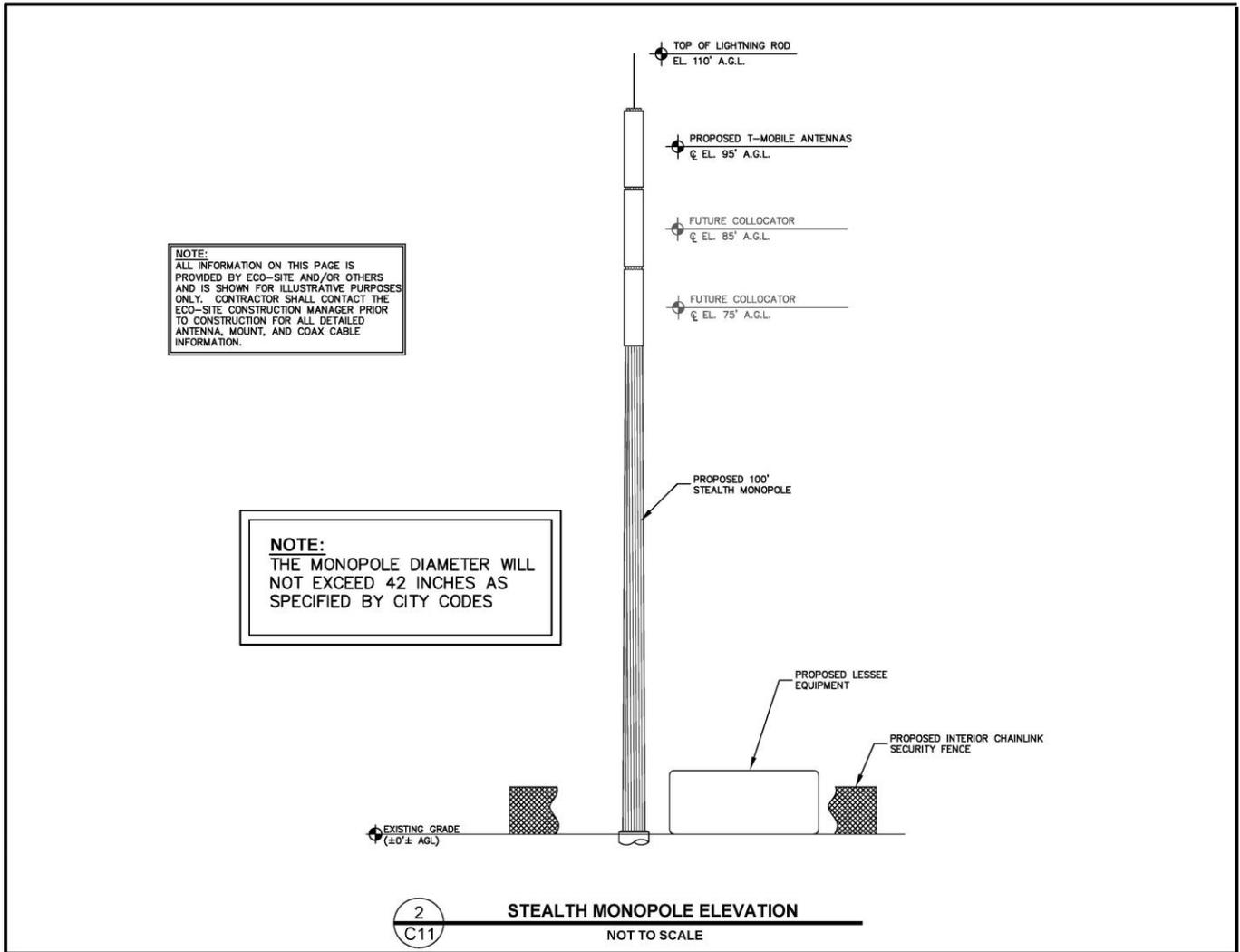
Officers:

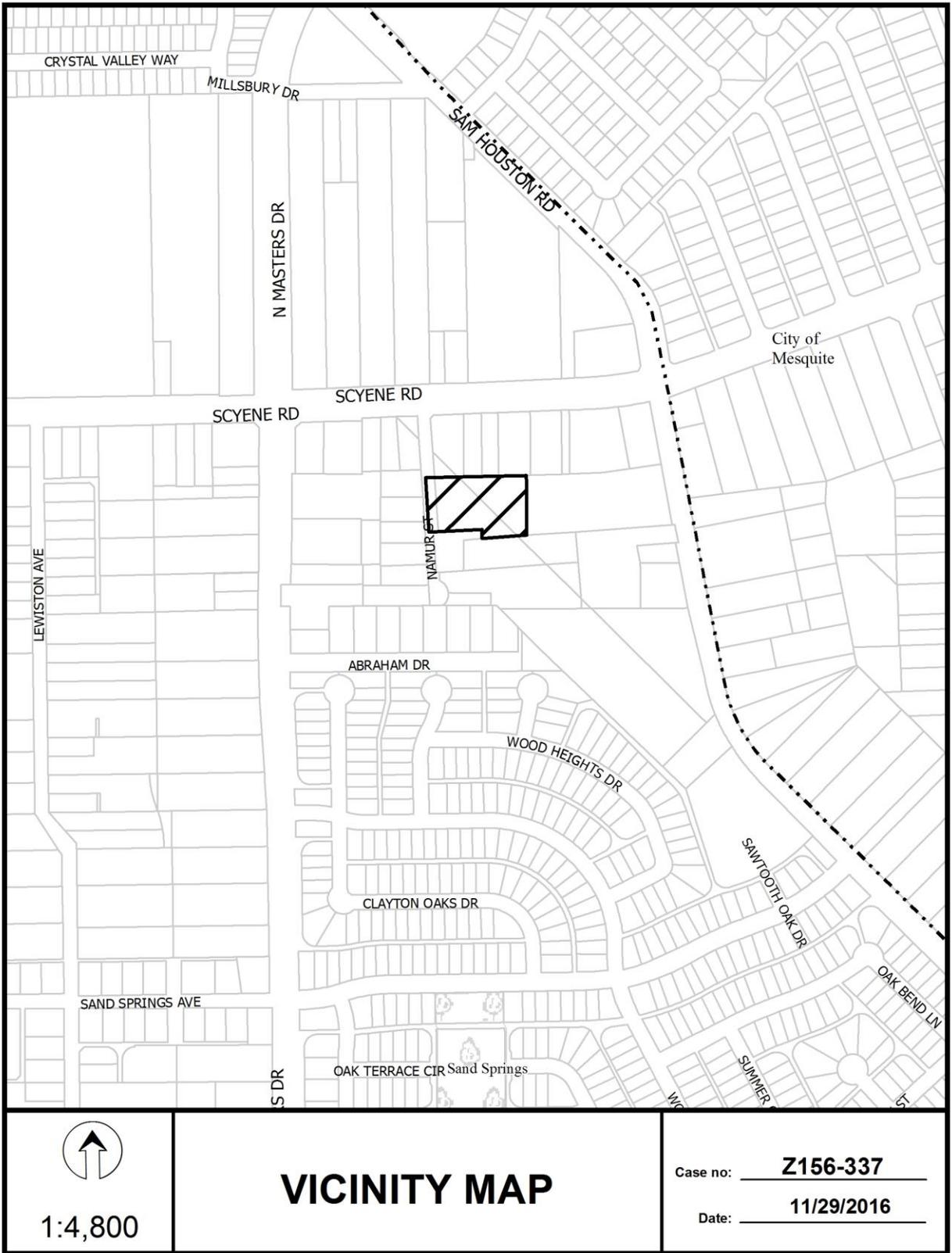
- Dale Carey – Chairman of the Board
- Bob Glosson – President and Chief Operating Officer
- Rich Stern – Executive Vice President and Secretary

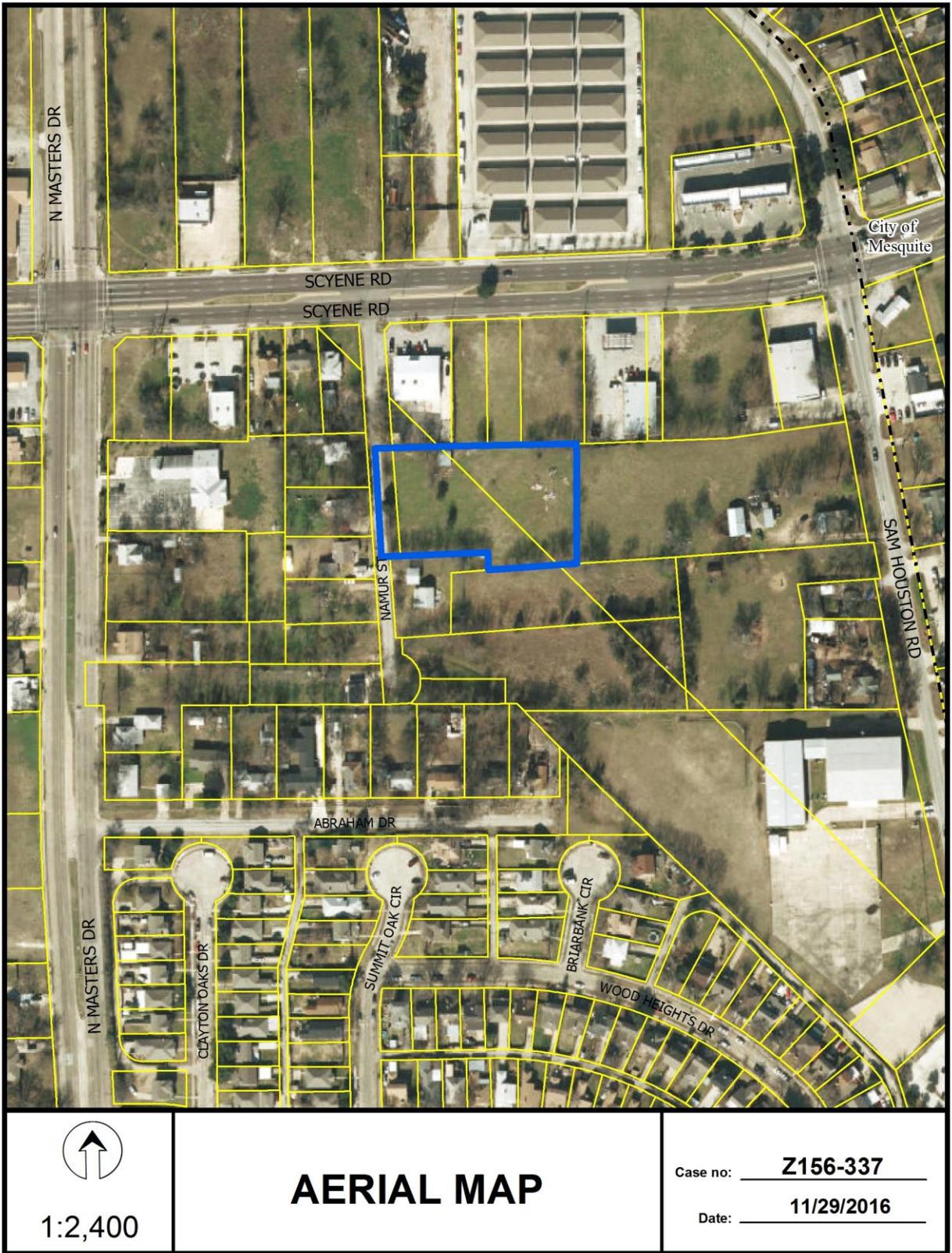
PROPOSED SUP CONDITIONS

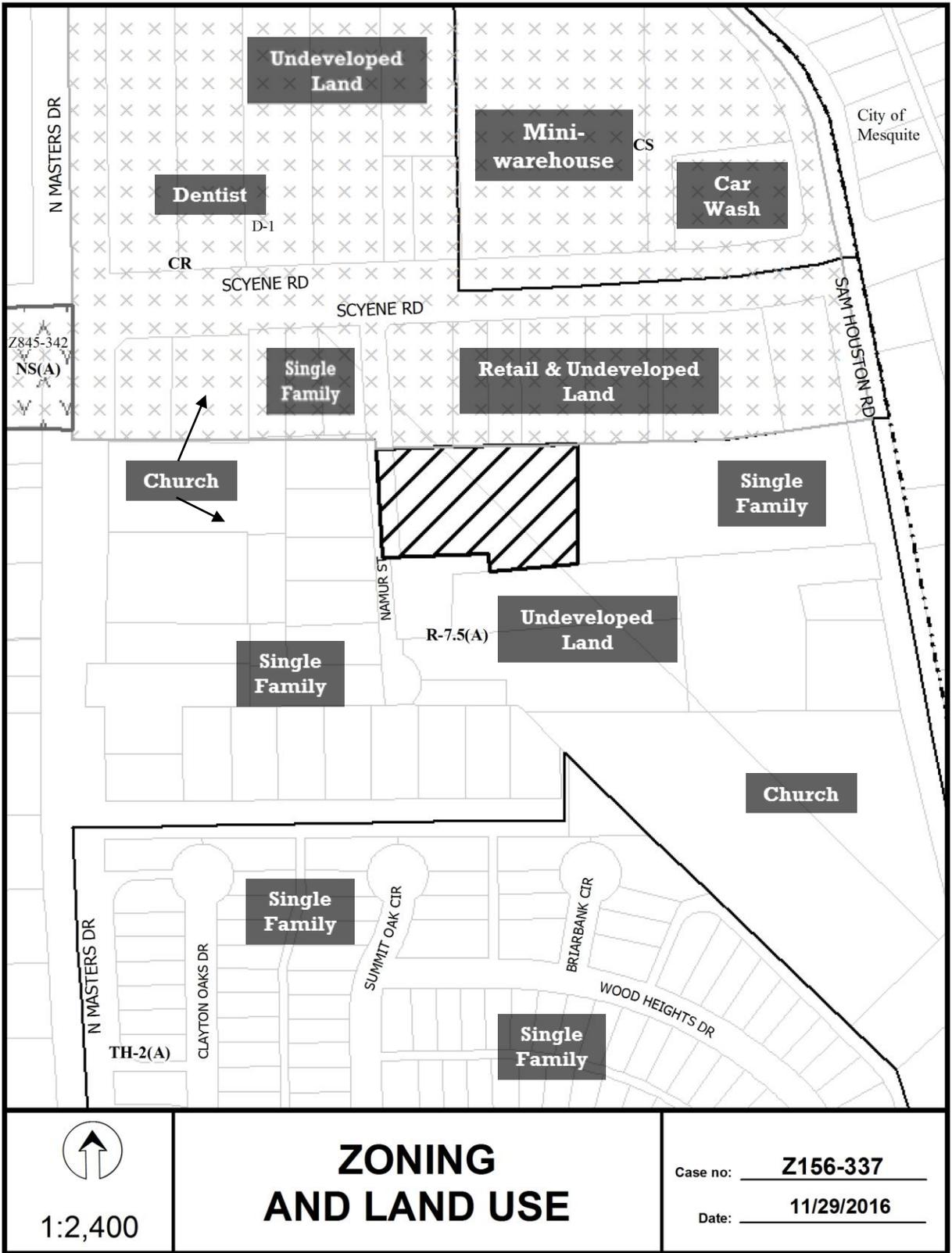
1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. **SITE PLAN AND ELEVATION:** Use and development of the Property must comply with the attached site plan and elevation.
3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional 10-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 application for automatic renewal is strictly enforced.)
4. **MONOPOLE CELLULAR TOWER:** The pole portion of a monopole cellular tower may not exceed 42 inches in diameter. The platform portion of a monopole cellular tower may not have a horizontal cross sectional area greater than 196 square feet. The depth of the platform may not exceed four feet, excluding any whip antenna.
5. **FENCE:** The proposed lease area will be enclosed by an eight-foot tall wooden fence and secured by a 12-foot tall access gate in the location shown on the attached site plan.
6. **HEIGHT:** The tower/antenna for cellular communication may not exceed 100 feet in height, with a ten-foot lightning rod, for a total height not to exceed 110 feet above ground level.
7. **SHARED USE WITH OTHER CARRIERS:** Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED ELEVATION





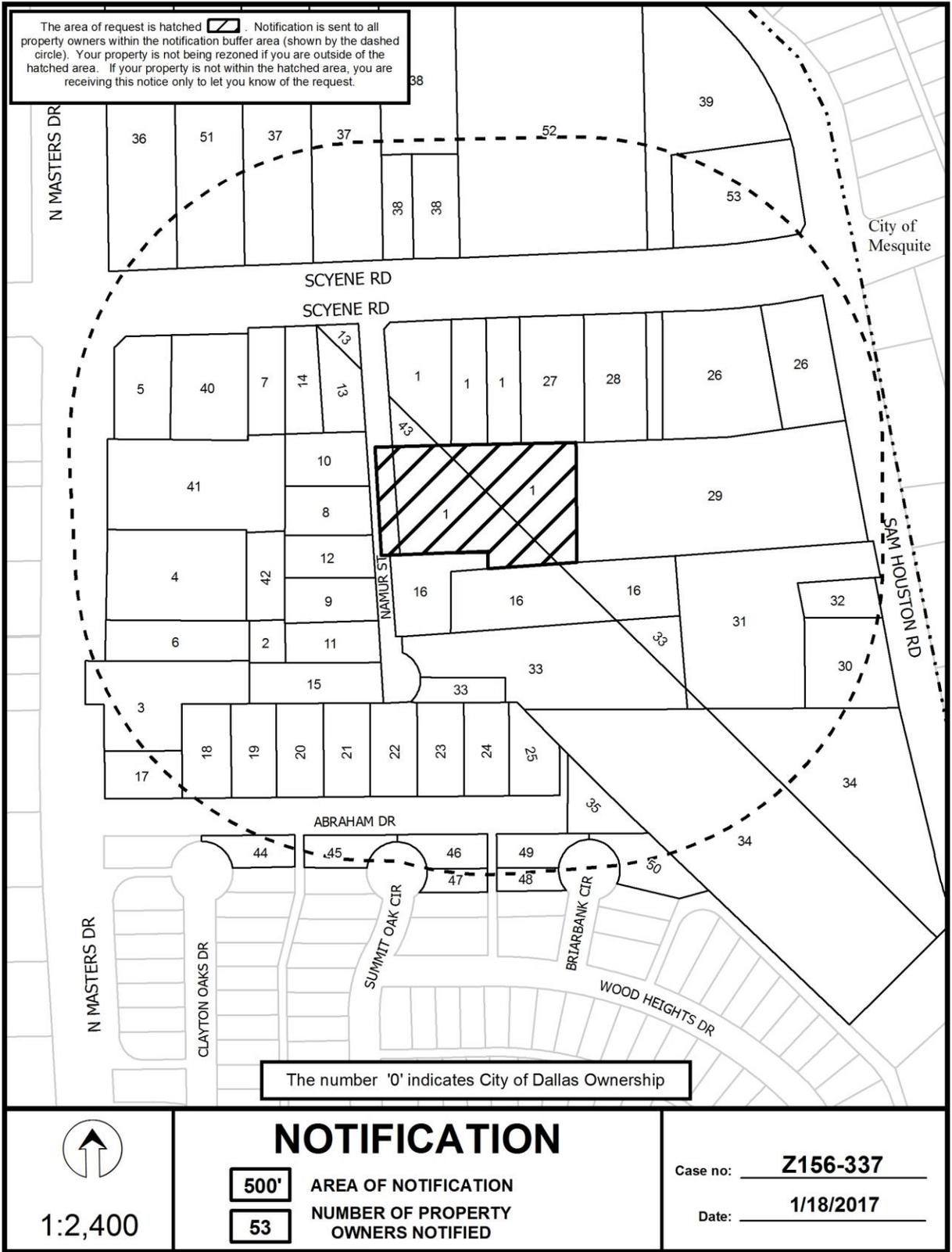




1:2,400

ZONING AND LAND USE

Case no: Z156-337
Date: 11/29/2016



Z156-337(SH)

01/18/2017

Notification List of Property Owners

Z156-337

53 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10310 SCYENE RD	KWICKPICK GROCERY INC
2	2825 NAMUR ST	BESHERSE W O
3	2804 N MASTERS DR	ZETINOBONILLA SANTOS G
4	2900 N MASTERS DR	GRAGG FREEMAN O JR
5	10202 SCYENE RD	RANGEL MARISOL RODRIGUEZ &
6	2820 N MASTERS DR	COX WESLEY S
7	10222 SCYENE RD	GARCIA GABRIEL &
8	2909 NAMUR ST	HERNANDEZ VICTORIANO
9	2829 NAMUR ST	ALBARRAN HERIBERTO ALFARO
10	2917 NAMUR ST	JORDAN JULIA
11	2825 NAMUR ST	BESHERSE AGNES ESTATE OF
12	2901 NAMUR ST	ALBARRAN JOSE LUIS ALFARO
13	10230 SCYENE RD	JB CARICSON LLC
14	10226 SCYENE RD	GARCIA GABRIEL &
15	2817 NAMUR ST	MUNOZ JOSE SANTOS & ELVIA
16	2830 NAMUR ST	BRITT HARRIS TRUSTEE
17	2802 N MASTERS DR	HANEY THOMAS N
18	10213 ABRAHAM DR	GONZALES JUAN JOSE JR
19	10223 ABRAHAM DR	PLEITEZ FELIZ A O &
20	10229 ABRAHAM DR	MOJICA ESMERALDA
21	10235 ABRAHAM DR	MUNOZ JOSE SANTOS &
22	10305 ABRAHAM DR	JACKSON RONALD D
23	10311 ABRAHAM DR	RAMOS GERARDO &
24	10317 ABRAHAM DR	RUBIO PLACIDO
25	10323 ABRAHAM DR	GLASSCOCK JOE
26	10350 SCYENE RD	EXPERIENCE CARPET INSTALLERS INC

01/18/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10320 SCYENE RD	GOMEZ JAMIE
28	10336 SCYENE RD	SAI MITHAI BHAKTA INC
29	2911 SAM HOUSTON RD	MARTINEZ MARTHA J
30	2835 SAM HOUSTON RD	RAMIREZ FIDEL LOMAS &
31	2907 SAM HOUSTON RD	DELONG CHARLES F ESTATE
32	2901 SAM HOUSTON RD	RAMIREZ FIDEL
33	2818 NAMUR ST	STRINGER GLINDORA
34	2801 SAM HOUSTON RD	GRACE ASSEMBLY OF GOD
35	10333 ABRAHAM DR	S & P INVESTMENTS
36	10209 SCYENE RD	POOLE ANNE FRANCES
37	10221 SCYENE RD	PAYMA KHAJEHNOORI FAMILY TRUST THE
38	10305 SCYENE RD	TAMEZ HECTOR &
39	10351 SCYENE RD	MILLWEE STEPHEN M
40	10210 SCYENE RD	CLEAR SUMMIT INVESTMENTS
41	2910 N MASTERS DR	CASTILLO MAGDA
42	2907 NAMUR ST	IGLESIA NUEVA VIDA PENTECOSTES
43	10300 SCYENE RD	SPAKES MARTY CALVIN
44	2744 CLAYTON OAKS DR	CABELLO ROGELIO
45	2743 SUMMIT OAK CIR	MUNOZ J SANTOS
46	2742 SUMMIT OAK CIR	VALDERAS JOHNNY & DONNA
47	2738 SUMMIT OAK CIR	MOSBY TINA
48	2715 BRIARBANK CIR	CASTLE ANTONIO
49	2719 BRIARBANK CIR	BRIARBANK CIRCLE PROPERTY TRUST
50	2716 BRIARBANK CIR	GUERRERO TOMAS &
51	10215 SCYENE RD	FARAN DENTAL ASSOCIATES
52	10331 SCYENE RD	SCYENE STORAGE LP
53	10349 SCYENE RD	QUARTERHORSE CO LTD

FILE NUMBER: Z167-138(SM)

DATE FILED: November 18, 2016

LOCATION: South side of Military Parkway, between Scottsdale Drive and McNeil Street

COUNCIL DISTRICT: 5

MAPSCO: 48-T

SIZE OF REQUEST: approximately 0.14 acres **CENSUS TRACT:** 85.00

APPLICANT: Kijan Market, LLC

REPRESENTATIVE: Pamela Craig

OWNER: Fonberg Real Estate Investments, LTD

REQUEST: An application to renew Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell beer and wine in conjunction with an existing general merchandise or food store [Dallas Amigos Food Mart]. The applicant's CS license expired June 15, 2016. Due to the time it takes to obtain an inspection, staff recommends the item be held under advisement.

STAFF RECOMMENDATION: Hold under advisement until March 2, 2017.

BACKGROUND INFORMATION:

- Dallas Central Appraisal District records show the building was constructed in 1961.
- The first Certificate of Occupancy for DBA Dallas Amigo’s Food Mart was issued September 2001.
- On February 25, 2015, Specific Use Permit No. 2138 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less was approved by City Council for a two-year period.

Surrounding Zoning History:

There have not been any recent zoning changes in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Military Parkway	Principal Arterial	100 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.

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.

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D -1, SUP No. 2138	General merchandise or food store less than 3,500 square feet
North	NO(A) with deed restrictions, R-7.5(A)	Funeral home and single family
East	CR-D	Undeveloped
South	CR-D	Undeveloped
West	CR-D	Restaurant, Auto Service and Medical Offices

Land Use Compatibility:

The request site is currently developed with a retail building, originally constructed in 1961, according to Dallas Central Appraisal District records. A funeral home and single family uses are located to the north, across Military Parkway. An undeveloped parcel and a post office are located to the east. Undeveloped property separates the request site to a church to the south; the church is located further than the minimum 300-foot distance requirement to the request site, measured from door-to-door. The Alcohol Measurement Survey from 2014 is located on page eight of this report; no changes have occurred since the 2014 survey. A mix of retail uses is located to the west, including a restaurant, auto service center, and medical offices.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space

accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. The applicant's CS license expired June 15, 2016. Due to the time it takes to obtain an inspection, staff recommends the item be held under advisement.

The requested renewal of the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store is compatible with the surrounding retail and other non-residential uses. The use is separated from residential uses by a six-lane divided thoroughfare, undeveloped land, or nonresidential parcels. Additionally, the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review. Although staff supports the request, staff recommends the item is held to allow time for the applicant to renew the Convenience Store license.

Development Standards:

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

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the approximately 2,550-square-foot convenience store requires 13 parking spaces. 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:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35% of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Z167-138(SM)

Site Plan:

No changes to the existing site plan are proposed or have been made on site. Therefore, no changes are required to the existing site plan.

Police Records:

Since SUP No. 2138 was issued, two incidents occurred from February 1, 2015 to January 4, 2017:

Date	Time	UCR Offense
3/2/2015	22:15	Burglary-Business
8/26/2015	0:00	Robbery-Business

List of Partners

OWNER OF THE PROPERTY

Fonberg Real Estate Inv Ltd

Managing Partner:

Mitchell Fonberg

TENANT:

Kijan Market, LLC

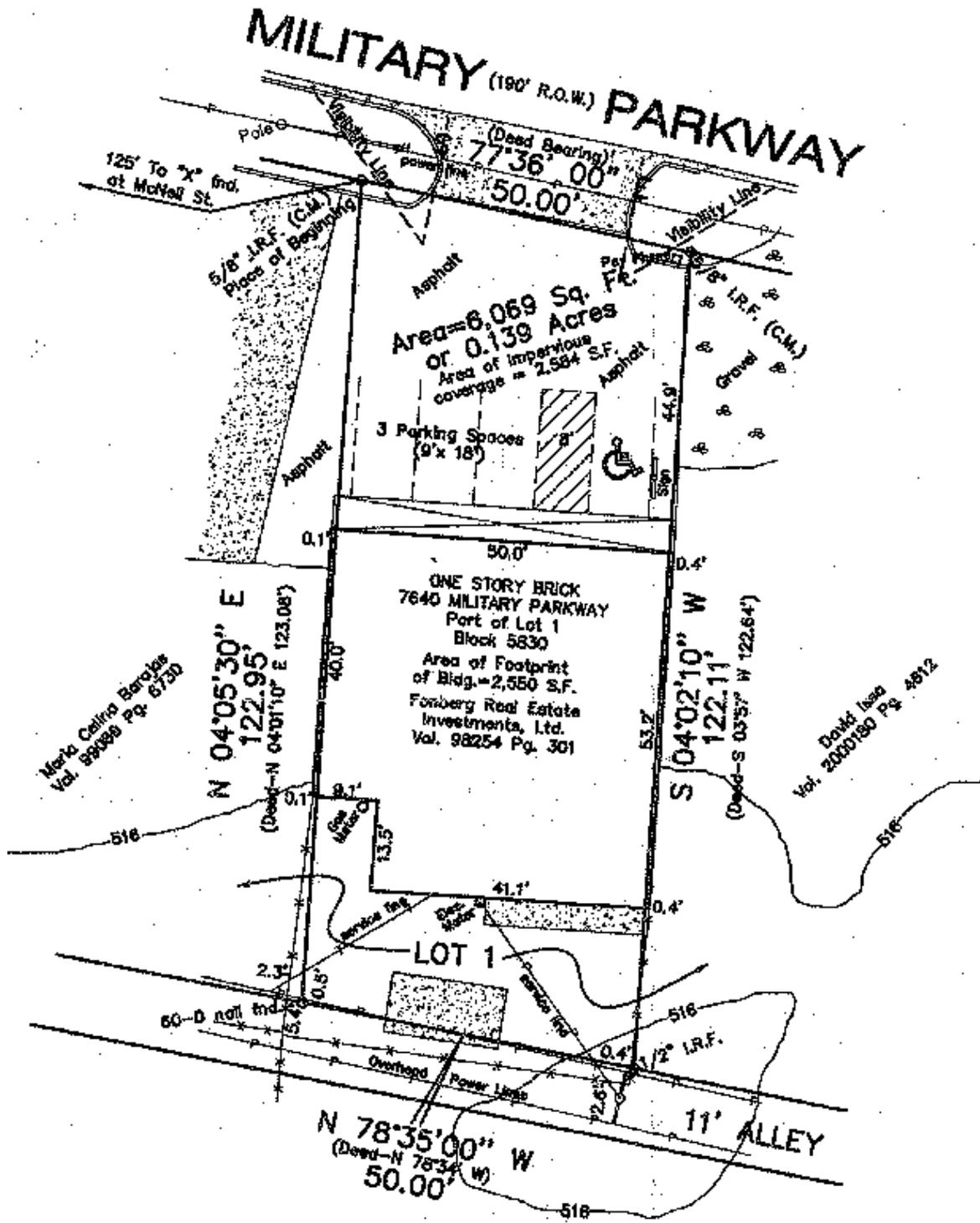
LLC Managers:

Menebo Tsegaye
Doelamo Tsegaye
Dolorro Yohannes

**PROPOSED AMENDING CONDITIONS
SUP 2138**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~February 25, 2017.~~] (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

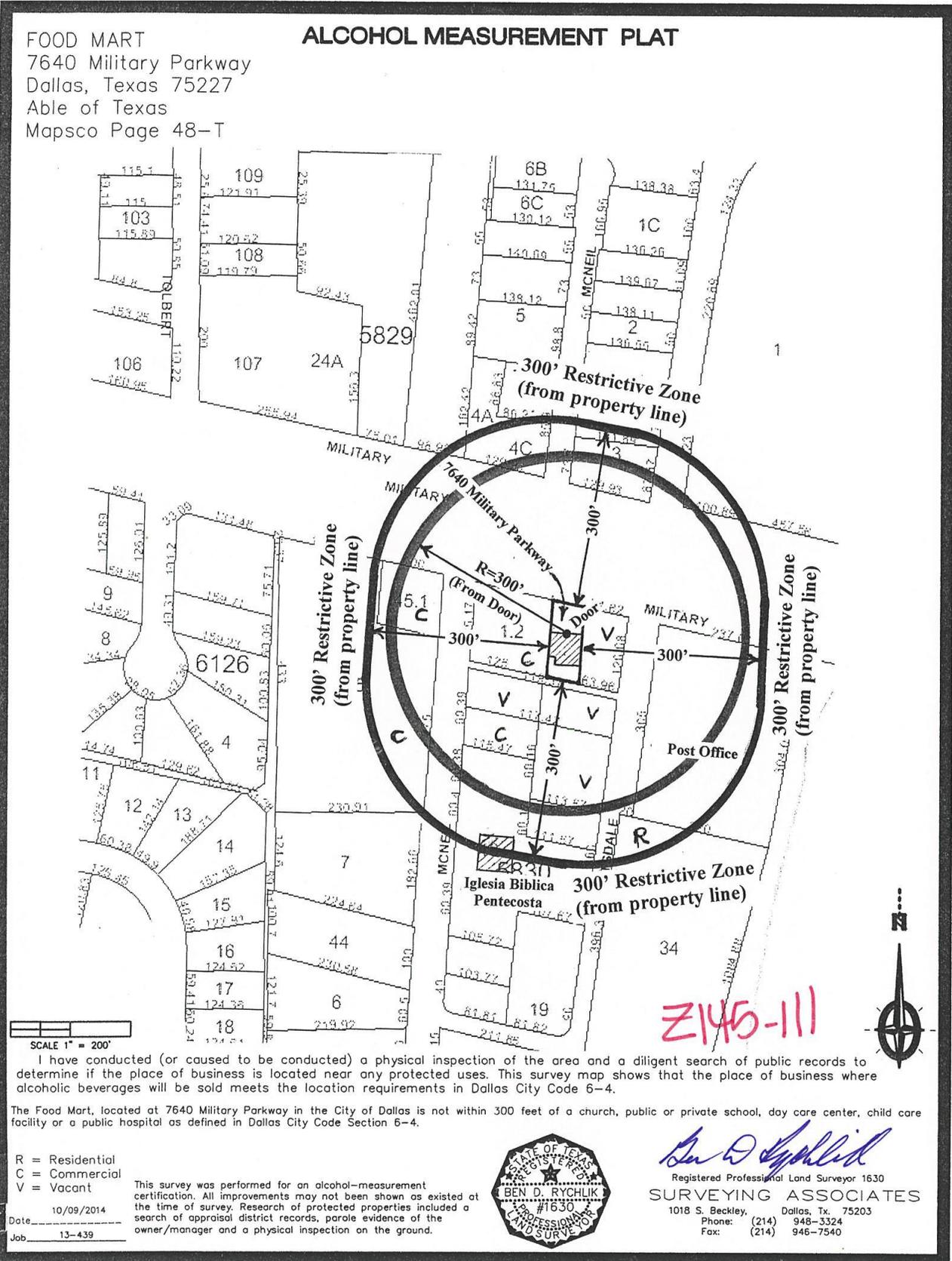
Enlarged Existing Site Plan



Alcohol Measurement Survey

FOOD MART
7640 Military Parkway
Dallas, Texas 75227
Able of Texas
Mapscos Page 48-T

ALCOHOL MEASUREMENT PLAT



I have conducted (or caused to be conducted) a physical inspection of the area and a diligent search of public records to determine if the place of business is located near any protected uses. This survey map shows that the place of business where alcoholic beverages will be sold meets the location requirements in Dallas City Code 6-4.

The Food Mart, located at 7640 Military Parkway in the City of Dallas is not within 300 feet of a church, public or private school, day care center, child care facility or a public hospital as defined in Dallas City Code Section 6-4.

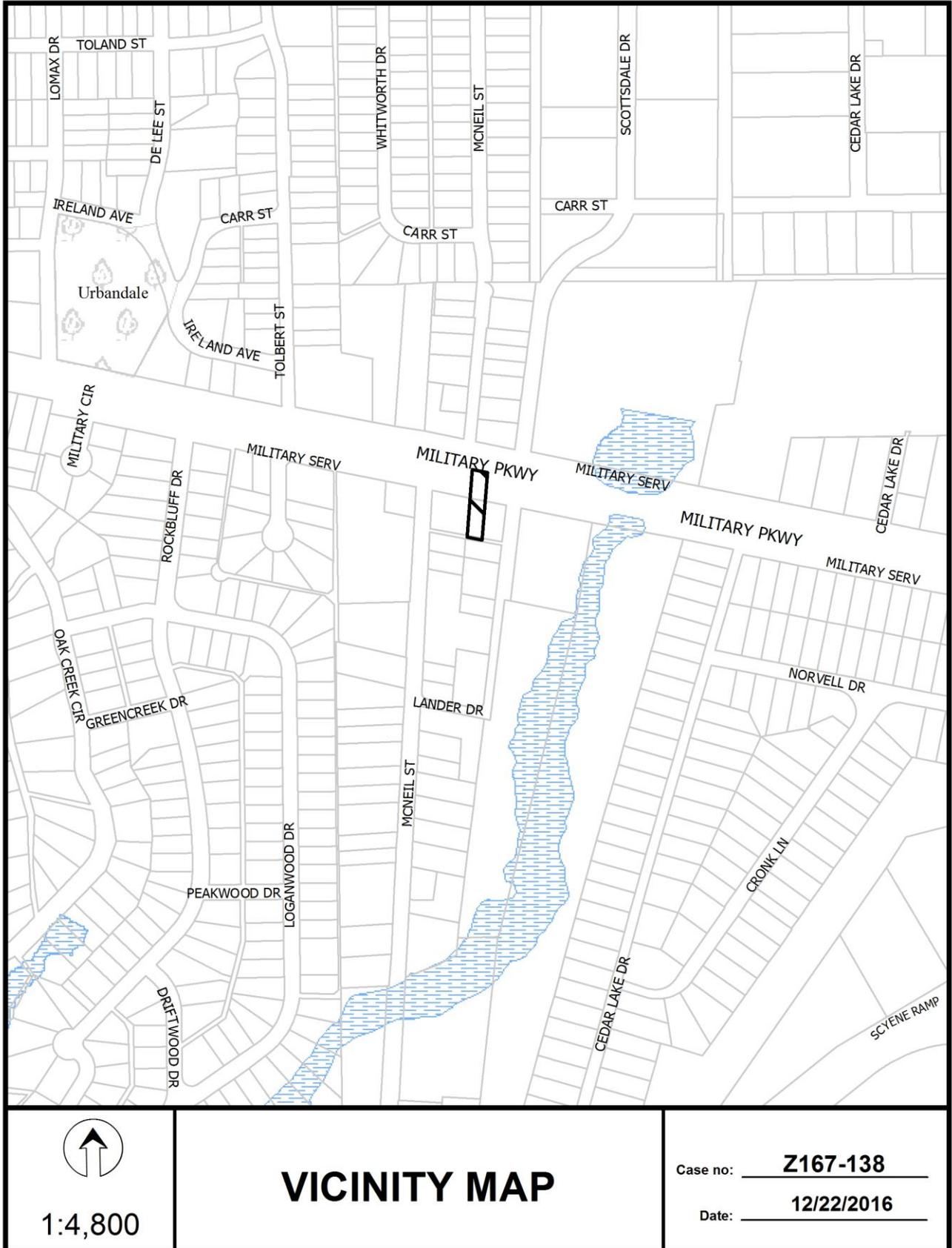
R = Residential
C = Commercial
V = Vacant

This survey was performed for an alcohol-measurement certification. All improvements may not be shown as existed at the time of survey. Research of protected properties included a search of appraisal district records, parole evidence of the owner/manager and a physical inspection on the ground.



Ben D. Rychlik
Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, Tx. 75203
Phone: (214) 948-3324
Fax: (214) 946-7540

Date: 10/09/2014
Job: 13-439



1:4,800

VICINITY MAP

Case no: **Z167-138**
Date: **12/22/2016**

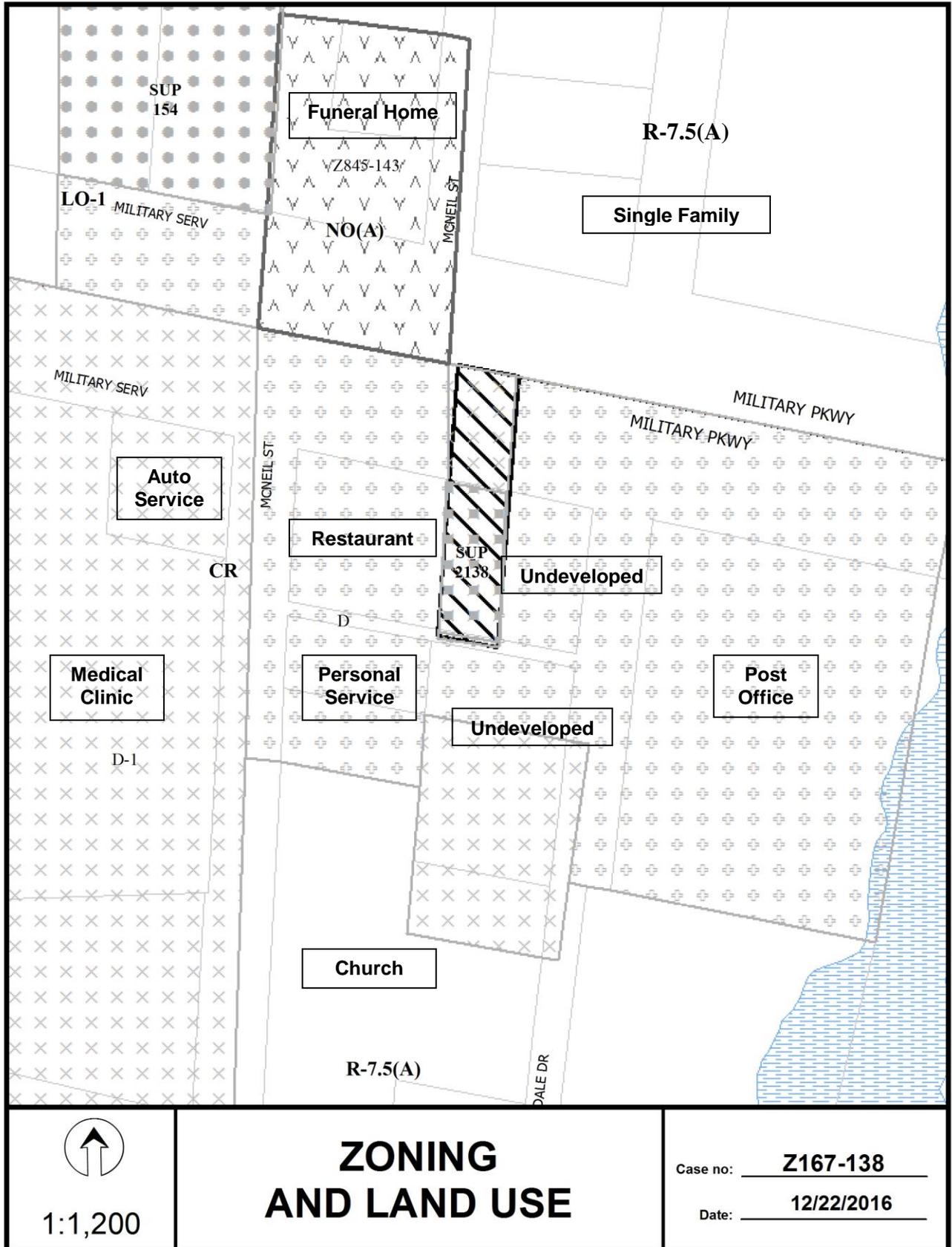


1:1,200

AERIAL MAP

Case no: Z167-138

Date: 12/22/2016

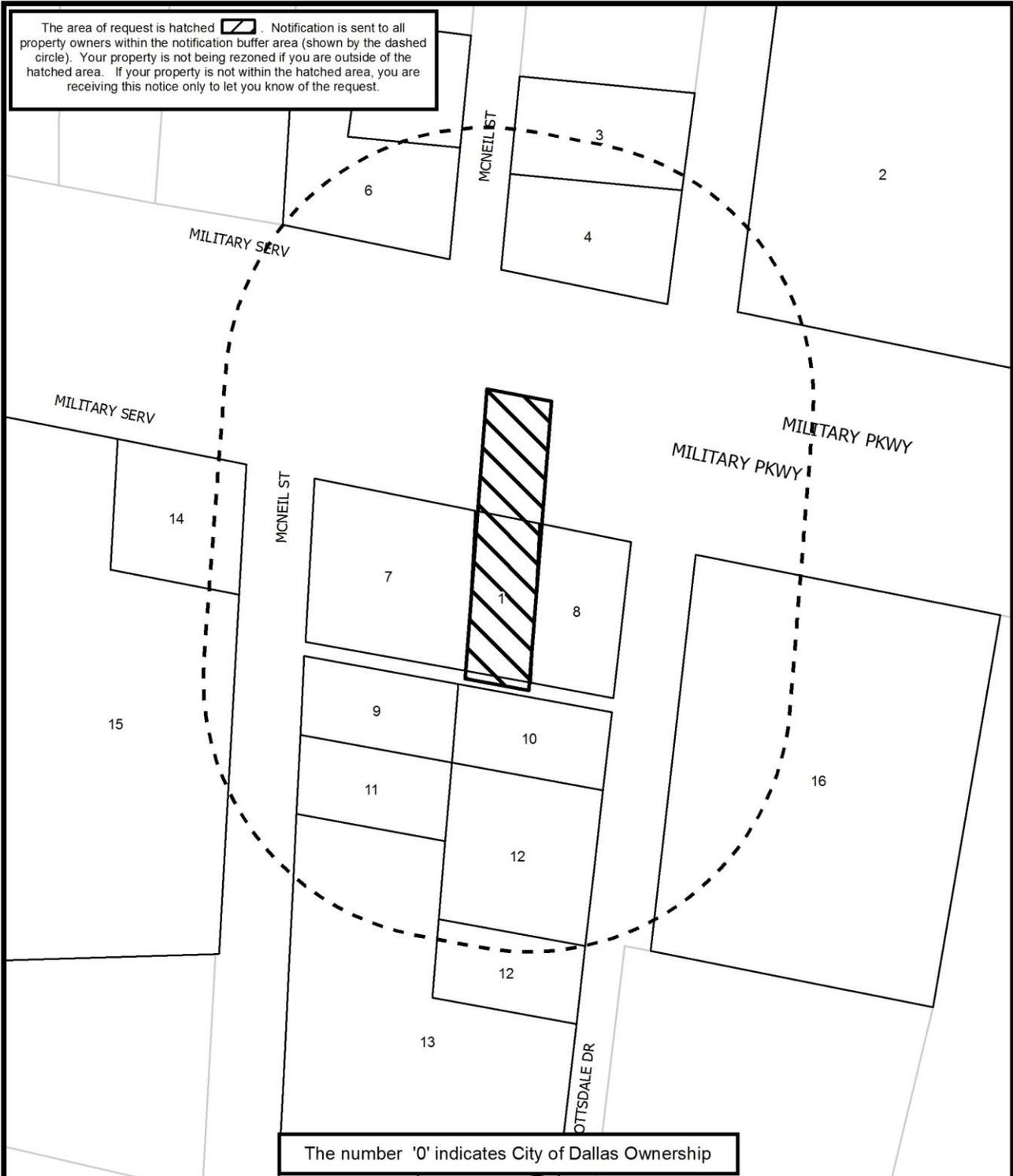


1:1,200

ZONING AND LAND USE

Case no: Z167-138

Date: 12/22/2016




 1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
16 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z167-138
 Date: 12/22/2016

12/22/2016

Notification List of Property Owners

Z167-138

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7640 MILITARY PKWY	FONBERG REAL ESTATE
2	7711 MILITARY PKWY	MONTOYA IRENE F & ANTHONY
3	3908 MCNEIL ST	CASTILLO LUIS ENRIQUE
4	3902 MCNEIL ST	CASAS JOSE DE JESUS
5	7629 MILITARY PKWY	CERVANTES MARTHA
6	7639 MILITARY PKWY	GARCIA BRENDA
7	7630 MILITARY PKWY	BARAJAS MARIA CELINA
8	7650 MILITARY PKWY	ALPINE GLOBAL INVESTMENTS LLC
9	3808 MCNEIL ST	BARAJAS MARY CELINA
10	3809 SCOTTSDALE DR	FLORES WALFRE V
11	3802 MCNEIL ST	ROJAS ELOISA
12	3717 SCOTTSDALE DR	IGLESIA BIBLICA
13	3612 MCNEIL ST	IGLESIAS BIBLICA
14	7616 MILITARY PKWY	ARIAZ EDWARD
15	7610 MILITARY PKWY	ARC FMDLSTX001 LLC
16	7720 MILITARY PKWY	U S POSTAL SERVICE

FILE NUMBER: Z167-142(PD)

DATE FILED: November 29, 2016

LOCATION: South side of Elm Street, east of North Good Latimer Expressway

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: + 2,500 square feet

CENSUS TRACT: 204.00

APPLICANT: Twilite on Elm, LLC

REPRESENTATIVE: Jason Marshall

OWNER: 42 Deep Ellum, LP

REQUEST: An application for the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The applicant proposes to continue the operation of a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue use in the approximately 2,500-square-foot existing area [Twilite Lounge].

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

BACKGROUND INFORMATION:

- On June 14, 2006, the City Council approved an amendment to Planned Development District No. 269, which requires a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue.
- On February 27, 2013, the City Council approved Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern for a two year period.
- The Certificate of Occupancy for the alcoholic beverage establishment limited to a bar, lounge or tavern and to add commercial amusement (inside) limited to a live music venue [Twilite Lounge] was received on April 11, 2013.
- On January 28, 2015, the City Council approved an amendment to and the renewal of SUP No. 2019 to add commercial amusement (inside) limited to a live music venue. The time period was two years.
- On November 29, 2016, staff received the SUP renewal application; however, staff held the application to ensure compliance with the site plan.

Zoning History:

There have been eight zoning cases in the immediate area relevant to this request.

1. **Z101-187:** On May 25, 2011, the City Council approved renewal of SUP No. 1757 for a bar, lounge, or tavern and an inside commercial amusement use for a live music venue on property for a three-year period.
2. **Z112-206:** On August 22, 2012, the City Council approved SUP No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall for a one-year period.
3. **Z101-242:** On January 23, 2013, the City Council approved SUP No. 1694 for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue for a five-year period.
4. **Z123-299:** On October 8, 2013, the City Council approved SUP No. 2050 for bar, lounge or tavern for a two-year period.
5. **Z101-345:** On November 7, 2011, the City Council approved renewal of SUP No. 1784 for a bar, lounge, or tavern for a three-year period.
6. **Z101-242:** On October 26, 2011, the City Council approved SUP No. 1913 for a bar, lounge or tavern for a two-year period.

7. **Z123-137:** On February 27, 2013, the City Council approved SUP No. 2019 for a bar, lounge, or tavern for a two-year period [subject site].
8. **Z145-114:** On January 28, 2015, the City Council approved an amendment to and the renewal of Specific Use Permit No. 2019 for an alcoholic beverage establishment limited to a bar, lounge or tavern and to add commercial amusement (inside) limited to a live music venue [subject site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Elm Street	Local	70 ft.	70 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the original SUP request and determined that the existing development would not have a negative impact on the surrounding street system and the Engineering Division maintains this recommendation.

Parking:

PDD No. 269 gives a credit for the first 2,500 square feet of bar, lounge, or tavern and inside commercial amusement uses when located on the first floor in an original building. Therefore, the proposed bar, lounge or tavern and commercial amusement (inside) limited to a live music venue use which does not exceed 2,500 square feet, will not require any off-street parking. It has historically been recognized that Deep Ellum serves as an entertainment and retail destination that often finds patrons traversing the area on foot. As a result, the area’s surface parking lots and on-street meters provide for parking options.

Land Use:

	Zoning	Land Use
Site	PDD No. 269; SUP No. 2019	Bar, Lounge, tavern & live music venue
North	PDD No. 269; H/51	Open-enrollment charter school; retail
East	PDD No. 269	Retail
South	PDD No. 269	Retail
West	PDD No. 269; SUP No. 1913	Bar, Lounge, tavern

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 Building Block.

The request site is consistent with the goals and objectives of the comprehensive plan.

LAND USE

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Land Use Compatibility: The ±2,500-square foot request site is developed with a ±1,500-square foot building which includes a 300 square foot covered patio and 700-square foot uncovered patio. The applicant proposes to operate a bar, lounge or tavern and commercial amusement (inside) limited to a live music venue within the existing building and to utilize the patio in conjunction with the main use. The applicant intends to operate between 11:00 am and 2:00 am (the next day), Monday through Sunday, consistent with other bar, lounge or tavern uses in the area.

North of the subject site is an open-enrollment charter school and retail uses; retail uses are located on the east and south; and a bar lounge or tavern use is to the west. Unlike other areas within the City, Chapter 6 does not require PDD No. 269, to prohibit alcohol beverage establishments within a minimum distance near schools.

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 request is consistent with the established development pattern of PDD No. 269, the Deep Ellum/Near East Side District. This area is composed of an eclectic mix of retail stores, tattoos parlors, residential units, arts, and entertainment venues. The request is compatible with the surrounding uses. The relatively short time period for the SUP and the required review for renewal will help prevent the use from becoming detrimental.

Site Plan:

The applicant was not in compliance with the Council approved plan when staff conducted the site visit. The applicant submitted a revised site plan detailing a 300 square foot cover over an existing 1,000 square foot uncovered patio.

Landscaping:

The site is in compliance with Article X and the applicant's request will not trigger further landscape requirements as no new construction is proposed on the site. New construction would require landscaping in accordance with the provisions of Planned Development District No. 269.

Police Report:

The following police report shows activity at the request site for the past three years. There were no incidents of crime reported during 2013 through 2014.

January 1, 2016 - December 22, 2016

IncidentNum	Date1	Time1	Address	UCR_Offense	ZipCode
274985-2016	11/17/2016	0:30	2640 ELM ST	OTHER THEFTS	75226
260307-2016	10/30/2016	0:00	2640 ELM ST	OTHER THEFTS	75226
224013-2016	9/17/2016	6:10	2640 ELM ST	ROBBERY-INDIVIDUAL	75226

January 1, 2015 – December 30, 2015

IncidentNum	Date1	Time1	Address	UCR_Offense
052560-2015	3/9/2015	10:00	2640 ELM ST	CRIMINAL TRESPASS

The Twilight Lounge
List of Partners/Principles/Officers

Applicant/Tenant: Twilite on Elm, LLC a Texas Limited Liability Company
Corporate Address: 2640 Elm St., Dallas, Texas 75226

Members:
Daniel A. Balis
5932 Llano
Dallas, TX 75206

William J. Barr
9353 Highedge Circle
Dallas, TX 75238

Benjamin Scott Meek
3919 Gilbert Ave. #4
Dallas, TX 75219

Jason C. Marshall
1312 Adair St.
Dallas, TX 75204

Barnett D. Hammond, Jr.
5602 Ridgedale
Dallas, TX 75206

Applicant's Manager:

Lone Sparrow, LLC, 5932 Llano, Dallas TX 75206
Members: Daniel A. Balis and William J. Barr (addresses listed above)

Property Owner: 42 Deep Ellum, LP, 8333 Douglas Ave, Suite 342, Dallas, TX 75225

Partners:

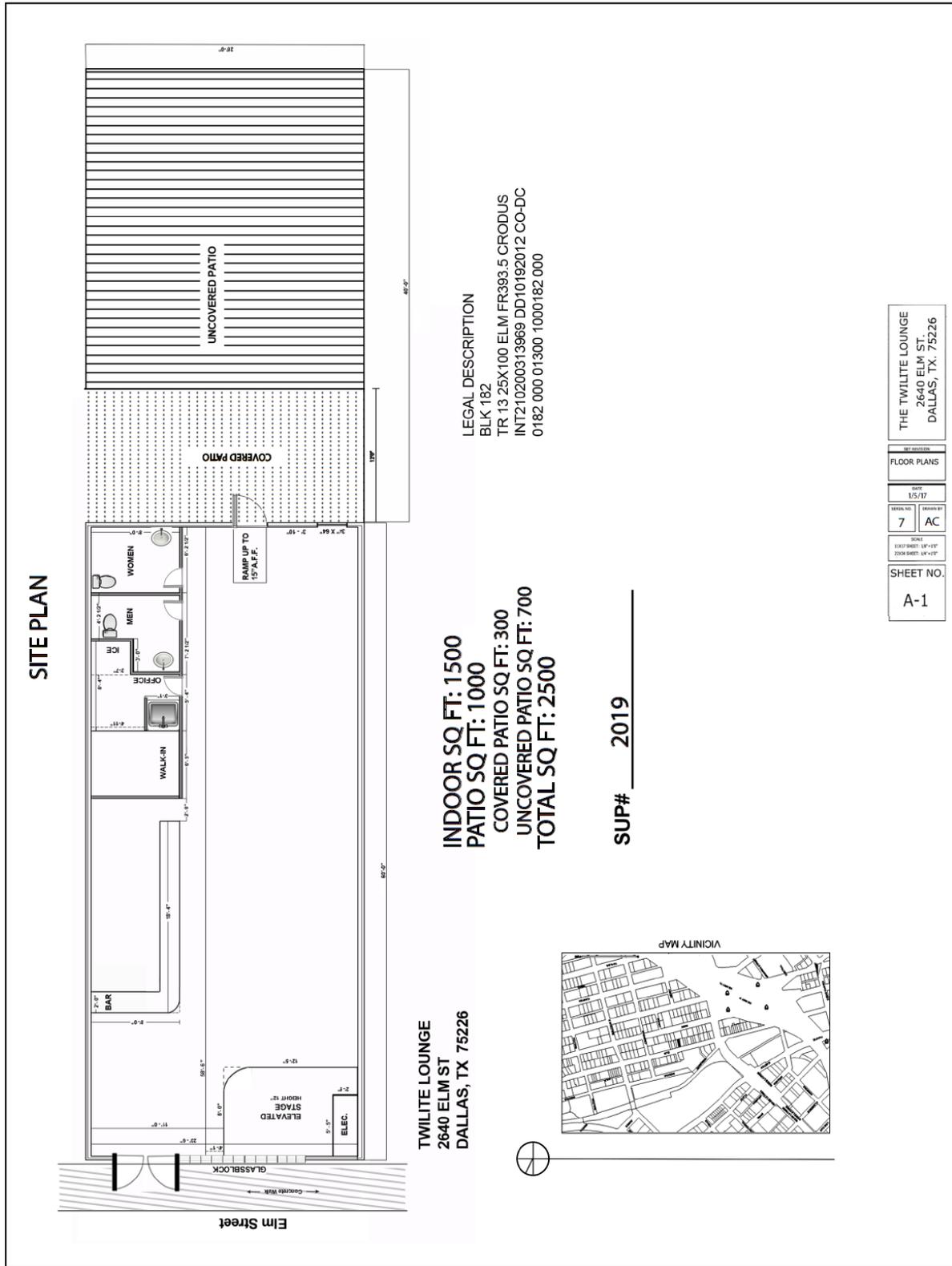
Scott Rohrman
8333 Douglas Ave
Suite 342
Dallas, TX 75225

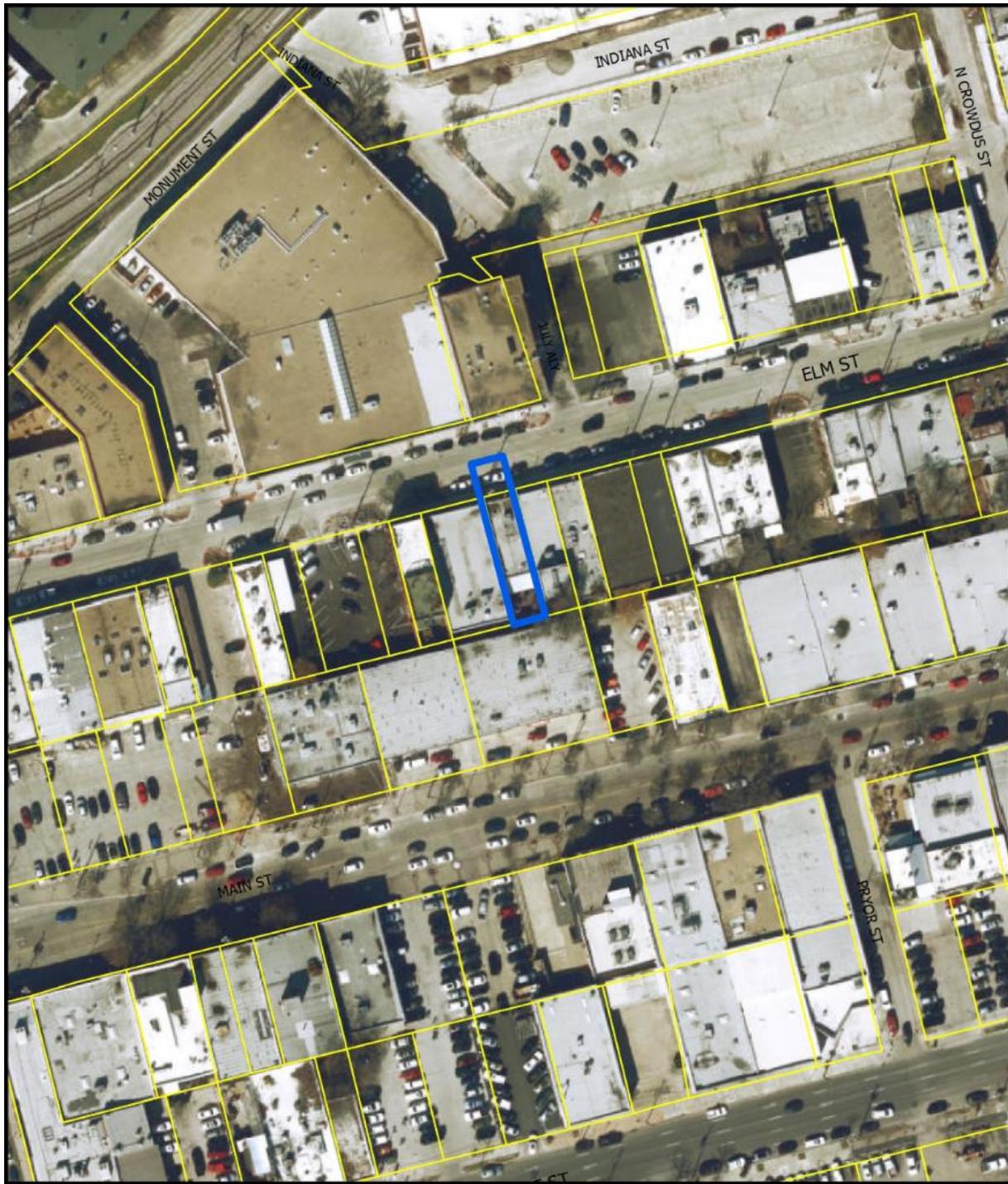
Mike Geisler
8235 Douglas Ave
Suite 720
Dallas, TX 75225

Proposed SUP No. 2019 Conditions

1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an (inside) commercial amusement use limited to a live music venue.
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 ~~January 28, 2017~~ (three years).
4. FLOOR AREA:
 - A. Maximum floor area for a bar, lounge, or tavern and (inside) commercial amusement limited use to a live music venue is 1,500 square feet in the location shown on the attached site plan.
 - B. Maximum land area for the uncovered patio is ~~1,000~~ 700 square feet and 300 square feet for the covered patio in the location shown on the attached site plan.
5. HOURS OF OPERATION: The bar, lounge, or tavern and (inside) commercial amusement use limited to a live music venue may only operate between 11:00 a.m. and 2:00 am. (the next day), Monday through Sunday.
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.
7. MAINTENANCE: The 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.

PROPOSED SITE PLAN



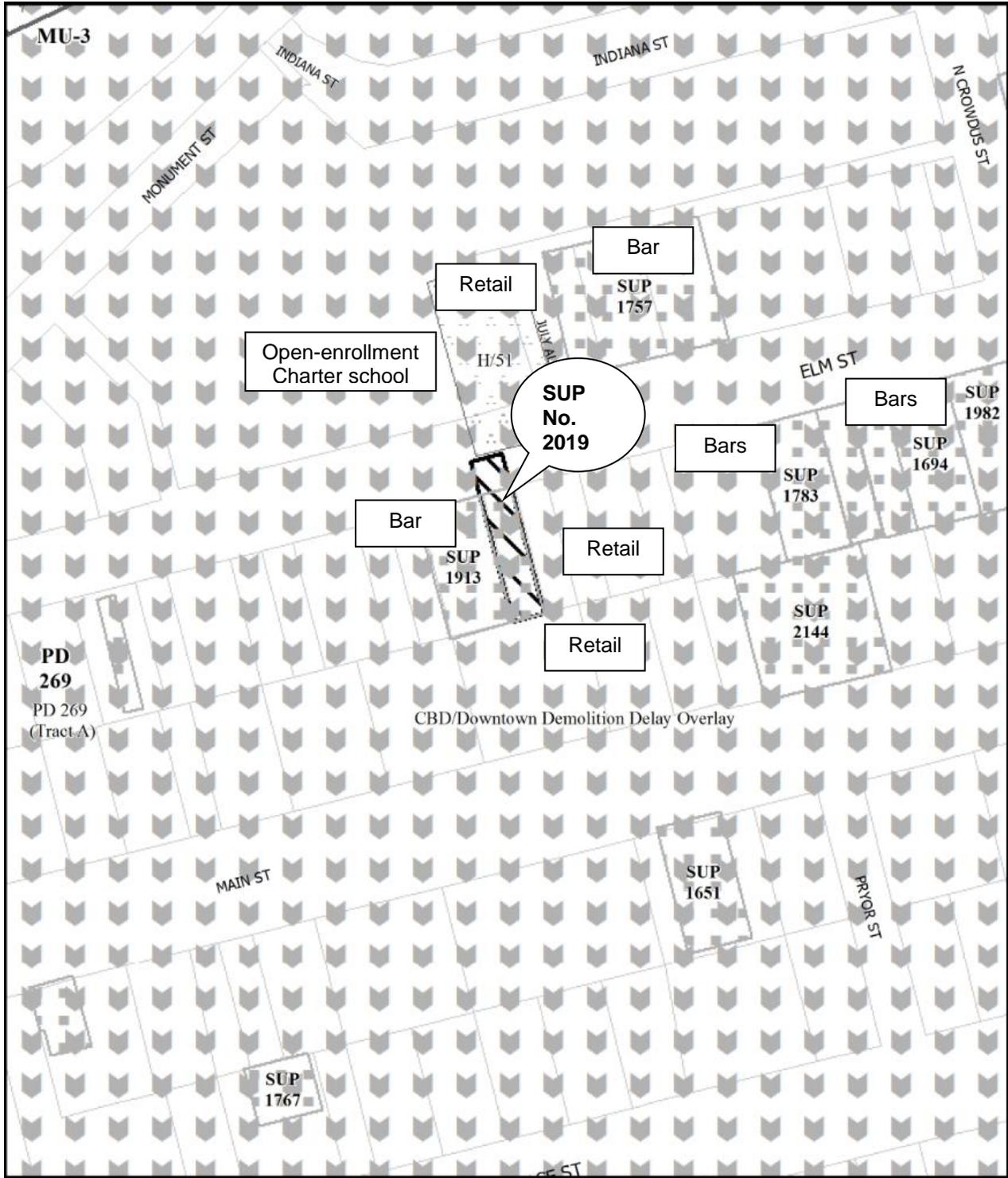


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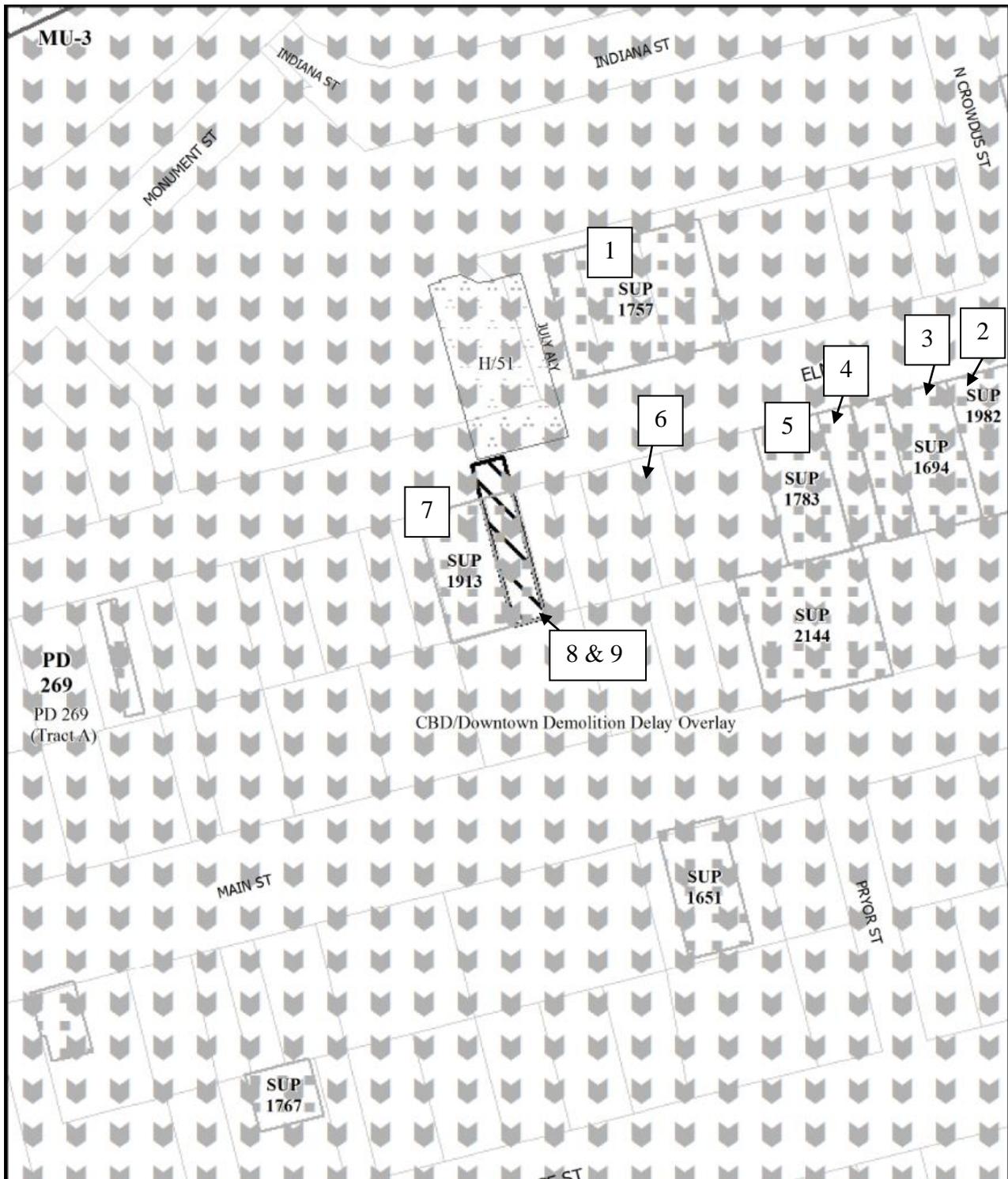
AERIAL MAP

Case no: Z167-142

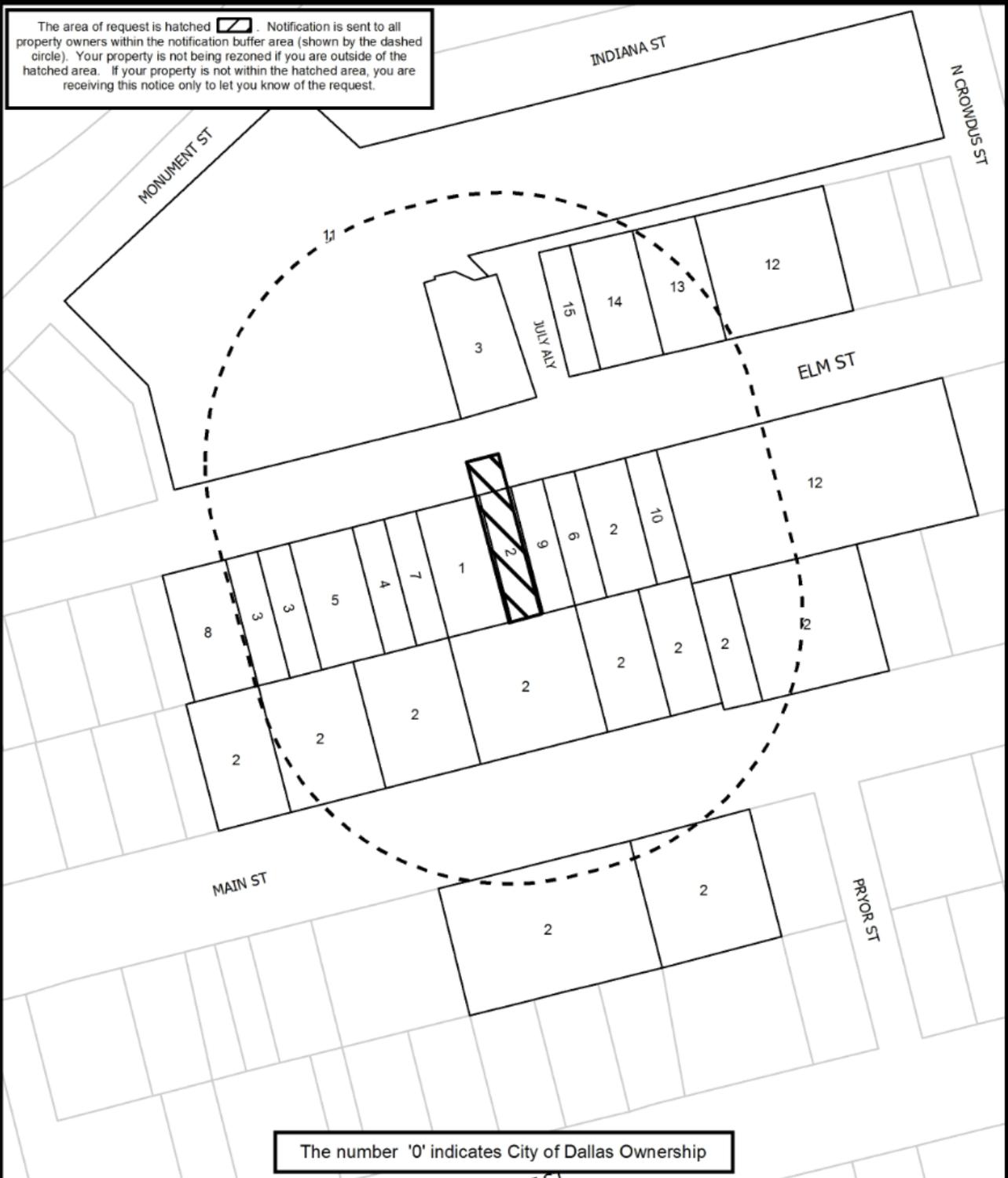
Date: 1/17/2017



 1:1,200	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z167-142 </u> Date: <u> 1/17/2017 </u>
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 1:1,200	<h1>ZONING HISTORY</h1>	Case no: <u> Z167-142 </u> Date: <u> 1/17/2017 </u>
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1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
15 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z167-142**
Date: **1/17/2017**

12/22/2016

Notification List of Property Owners

Z167-142

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2638 ELM ST	MGP HOLDINGS LLC
2	2625 MAIN ST	42 DEEP ELLUM LP
3	2626 ELM ST	ELM STREET LOFTS LTD
4	2634 ELM ST	ROSE BARSHOP RESIDUARY TR
5	2628 ELM ST	ROSE BARSHOP RESIDUARY TR
6	2644 ELM ST	CAMERON PAUL DARREN
7	2634 ELM ST	BAZZLE S WAYNE &
8	2620 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
9	2642 ELM ST	LALCO INC
10	2650 ELM ST	ELM ELM LLC
11	2625 ELM ST	UPLIFT EDUCATION
12	2720 ELM ST	ELM STREET REALTY LTD
13	2707 ELM ST	BELMOR CORP
14	2703 ELM ST	BELMOR CORP
15	2701 ELM ST	BELMOR CORP

FILE NUMBER: Z167-148(DL)

DATE FILED: November 17, 2016

LOCATION: Both sides of Deloache Avenue, between Preston Road and Edgemere Street.

COUNCIL DISTRICT: 13

MAPSCO: 25-T and 25-U

SIZE OF REQUEST: Approx. 30.25 acres

CENSUS TRACT: 77.00

APPLICANT: Deloache Avenue Neighborhood

REPRESENTATIVE: Stephen Brookshire

REQUEST: An application to create new subareas within Neighborhood Stabilization Overlay No. 7 (the Woodland Drive NSO) on property zoned an R-10(A) Single Family District.

SUMMARY: The proposed amendment to the Woodland Drive NSO would create two new subareas consisting of the properties located on the north and south side of Deloache Avenue between Preston Road and Edgemere Street. No changes are proposed to the regulations governing the properties in the original Woodland Drive NSO. The proposed front yard setbacks along Deloache Avenue would be more restrictive than currently allowed under the R-10(A) District and are intended to ensure that new single family structures are compatible with the front yard setbacks of the existing single family structures.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The Neighborhood Stabilization Overlay (NSO) is intended to preserve single family neighborhoods by imposing neighborhood-specific yard, lot, and space regulations that reflect the existing character of the neighborhood. NSOs do not prevent construction of new single family structures or the renovation, remodeling, repair or expansion of existing single family structures; rather, NSOs ensure that new single family structures are compatible with the existing single family structures in a neighborhood with respect to yard, lot, and space regulations.
- Dallas Development Code Section 51A-4.507 outlines the procedures for the creation of Neighborhood Stabilization Overlays. An NSO:
 1. Must contain at least 50 single family structures in a compact contiguous area, or be an original subdivision if the subdivision contains fewer than 50 single family structures;
 2. May only be placed on an area that is zoned as a single family residential district and developed primarily with single family structures;
 3. May be placed on an established neighborhood even if the neighborhood contains vacant lots;
 4. May not be placed on a conservation district or a historic overlay; and
 5. May not be placed on a new subdivision being developed on a tract of land.
- The request are contains less than 50 single family structures (it contains 40 single family structures and 2 vacant lots) and was not an original subdivision. Since Deloache Avenue was platted with Woodland Drive, it was determined that the street could become subareas in the existing Woodland Drive NSO.
- The proposal would add two subareas, for a total of three subareas, to NSO No. 7. Subarea 1 would consist of the existing 52 properties in the Woodland Drive NSO; Subarea 2 would consist of 21 properties located on the north side of Deloache Avenue; and Subarea 3 would consist of 21 properties located on the south side of Deloache Avenue. No changes are proposed to the regulations governing the properties in the Woodland Drive NSO
- On June 1, 2016, the Deloache Avenue property owners formed a 10-member committee to initiate the Neighborhood Stabilization Overlay (NSO) process and submitted their request to the city.
- On July 26, 2016, staff met with members of the committee to review the NSO process.
- On August 24, 2016, staff provided the committee with an excel spreadsheet, a map of the neighborhood, and instructions on how to measure the front yard setbacks. Members of the committee worked to measure the existing front yard setbacks of the single family structures on Deloache Avenue between Preston and Edgemere Roads.

- On September 19, 2016, the data was submitted to the Sustainable Development & Construction Department. To ensure consistency in how structures were measured, City staff verified approximately 10% of the submitted measurements.
- A pre-petition meeting was held on October 3, 2016. Invitations were sent to all property owners in the request area. At the meeting, the NSO concept and proposed regulations developed by the NSO committee were presented to the neighborhood. As a result of that meeting, City staff prepared the petition forms.
- The petition meeting was held on October 27, 2016. Invitations were sent to all property owners in the request area. The Deloache Avenue NSO Committee presented the proposed front yard setbacks and staff delivered petitions to the NSO Committee. Pursuant to Dallas Development Code Section 51A-4.507, the committee was given until January 27, 2017 (three months), to obtain the required number of signatures on the petitions.
- On November 17, 2016, the NSO Committee submitted the petitions signed by 33 of the 42 (79%) property owners in support of the proposed front yard setbacks. At the time of filing, two of the lots were vacant.
- In accordance with the NSO process, staff reviewed the petitions and found them to be valid.

Zoning History:

1. **Z067-327** On December 12, 2007, City Council approved a Neighborhood Stabilization Overlay District (NSO No. 7) for property located on both sides of Woodland Drive between Preston Road and Edgemere Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Deloache Avenue	Local	50 ft.
Preston Road	Principal Arterial	100 ft.
Edgemere Road	Minor Arterial	60 ft.

Surrounding Land Use:

	Zoning	Land Use
Site	R-10(A)	Single family and a vacant lot
North	R-10(A) & NSO 7	Single family
South	R-10(A)	Single family
East	R-7.5(A)	Single family
West	R-1AC(A)	Single family

STAFF ANALYSIS:

Comprehensive Plan:

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

The proposed Neighborhood Stabilization Overlay is supported by the goals and policies for neighborhoods in the *forwardDallas! Comprehensive Plan*. The continued promotion of the City’s existing viable neighborhoods is accomplished through the planning process by using available planning tools to ensure that those neighborhoods maintain their character.

Northwest Highway and Preston Road Area Plan:

The creation of the Northwest Highway and Preston Road Area Plan was a collaborative effort between homeowners, residents, commercial property owners, representatives from the City, and regional transportation organizations. The plan is intended to address community issues and concerns regarding: traffic congestion, parking, and infrastructure.

On January 5, 2016, City Plan Commission recommended approval of the adoption of the Plan with the changes recommended by the UDAC. The City Council will consider the adoption of the plan on January 25, 2017.

The existing Woodland Drive Neighborhood Stabilization Overlay (NSO No. 7) and the properties located on Deloache Avenue between Preston Road and Edgemere Street are located in Zone 3 (Single-Family Residential Neighborhood) of the Plan. Homeowners in the single-family residential neighborhoods in the Plan are concerned about protecting the quality and character of their neighborhoods.

The Preferred Vision Scenario for Zone 3 (Single-Family Residential Neighborhood) is to maintain existing single-family residential zoning and to encourage continuous revitalization of neighborhoods in order to maintain their livability and stability over the long term.

The proposed amendment to the Woodland Drive NSO to create two new subareas consisting of the properties located on the north and south side of Deloache Avenue between Preston Road and Edgemere Street furthers this preferred vision by maintaining the underlying R-10(A) residential zoning, protecting the existing quality and character of the Deloache Avenue neighborhood, and allowing for revitalization that is consistent with the existing character of the neighborhood.

NEIGHBORHOOD STABILIZATION OVERLAY:

Section 51A-4.507 of the Dallas Development Code sets forth the procedures and regulations for establishing Neighborhood Stabilization Overlay (NSO) districts.

Neighborhoods initiate the NSO process by submitting a request for a petition form, signed by a neighborhood committee composed of the owners of at least 10 properties in the neighborhood along with the boundaries of the proposed NSO area. The neighborhood committee is then charged with collecting the setback, height and garage character information for the existing homes in the neighborhood necessary to fill out the petition form.

Once this information is collected and submitted to the Sustainable Development and Construction staff, it is verified through a field check and the medians are determined for each category. Staff prepares a petition form based on the request of the committee. The committee's choices for setbacks and height must be within the ranges permitted by the Dallas Development Code.

Staff's role is to guide the committee through the application process and educate neighbors about the NSO as a zoning tool. Staff does not advocate for an NSO, it is up to the neighborhood to decide if this zoning tool is appropriate to pursue.

A pre-petition meeting and a petition meeting are required to ensure that there is adequate property owner support to proceed with initiation of the NSO. At the pre-petition meeting, staff presents the NSO concept and outlines the specific proposals being put forth by the neighborhood committee. The petition meeting is then held to review the findings, present the proposed recommendations to the neighborhood, and give the petitions to the committee. The committee then has either six months from the date of the petition meeting to acquire the proper number of signatures or three months if 50 or fewer single family structures are in the proposed NSO district. The Deloache Avenue Neighborhood Committee was given three months.

In order for the proposal to move forward to the City Planning Commission, the Neighborhood Committee must collect signed petitions from the owners of more than 50% (50% +1) of the total number of lots in the proposed NSO. In order for height to be regulated, the neighborhood must submit petitions signed by the owners of 60% or more of the lots. A filing fee of up to \$2,400 must be paid unless the neighborhood submits signed petitions from the owners of 75% or more of the lots. In this case, the NSO Committee submitted the petitions signed by 33 of the 42 (79%) property owners in support of the proposed front yard setbacks and the filing fee was waived.

Additionally, pursuant to the Dallas Development Code, five Notification Signs were posted on December 19, 2016.

STABILIZATION OVERLAY OPTIONS:

The Neighborhood Stabilization Overlay is an overlay: it may add additional restrictions to the base zoning by regulating front yard setbacks; corner side yard setbacks; interior side yard setbacks; building heights; and garage access, connection, and location. The regulations must reflect the existing development pattern in the neighborhood. The goal of the Deloache Avenue neighborhood committee is to preserve the existing built-to front yard setbacks on each side of the street. These existing setbacks originated from the private deed restrictions that existed in the neighborhood from the 1930s and are significantly greater than the minimum 30 foot front yard setback allowed in the R-10(A) single family district. The proposal development standards are as follows:

Proposed Development Standards:

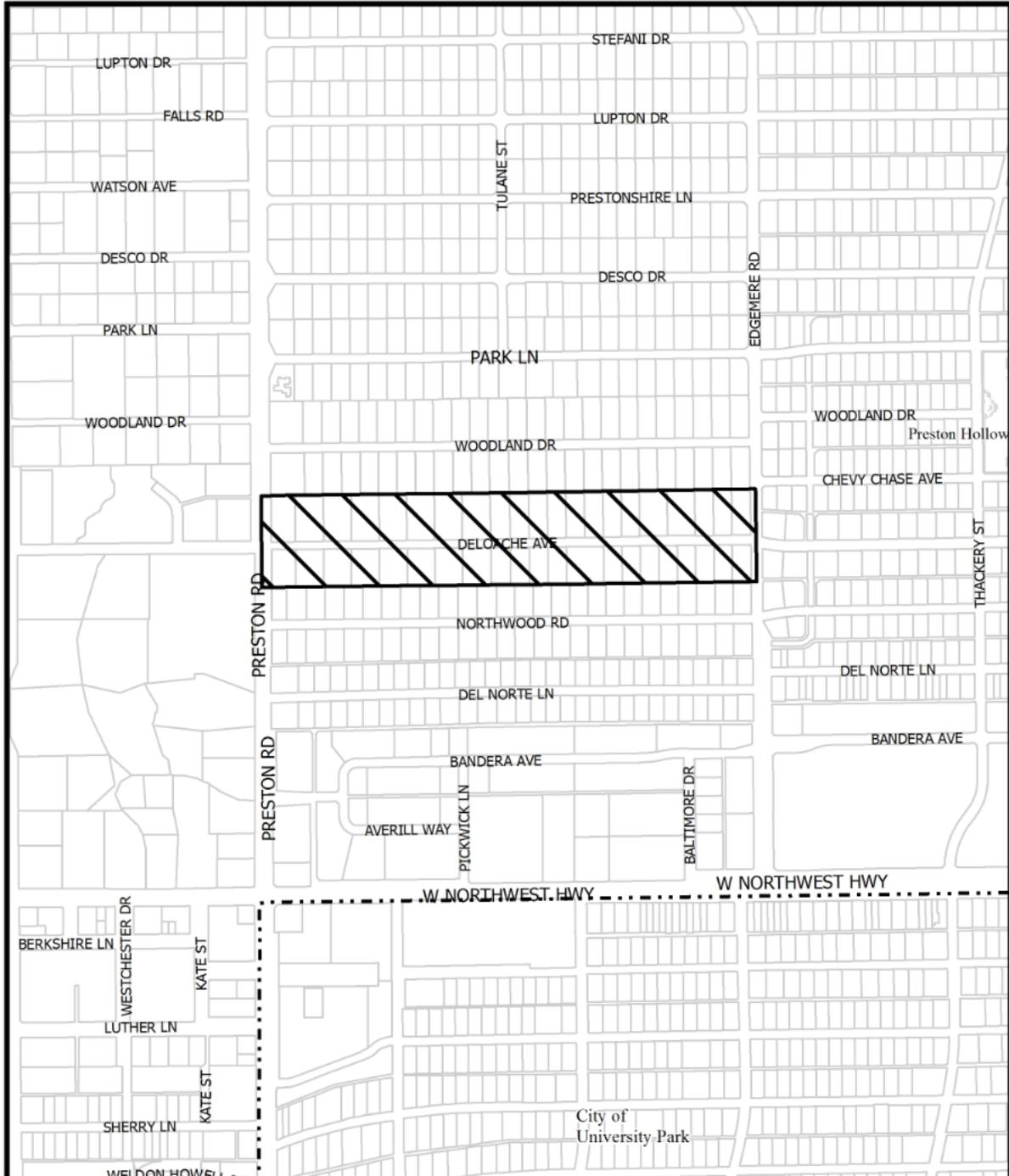
SUBAREA	SETBACKS		
	Front	Corner Side Yard Setback	Interior Side Yard Setback
Subarea 1 (Existing NSO) (Lots 1 through 52 in City Block 5469, on both sides of Woodland Drive between Preston and Edgemere Roads)	Min. front yard setback is 75 feet*	Min. 10 feet on Lots 26, 27, and 6 feet on Lots 1 and 52 City Block 5649*	Min. interior side yard setback is 10 feet*
Subarea 2 (Lots 53 through 74 in City Block 5469, on the northerly side of Deloache Avenue between Preston and Edgemere Roads)	Min. front yard setback is 95 feet	N/A	
Subarea 3 (Lots 75 through 96 in City Block 5469, on the southerly side of Deloache Avenue between Preston and Edgemere Roads)	Min. front yard setback is 70 feet	N/A	

* No change from setbacks established by ordinance no. 27035, adopted by City Council on December 12, 2007.

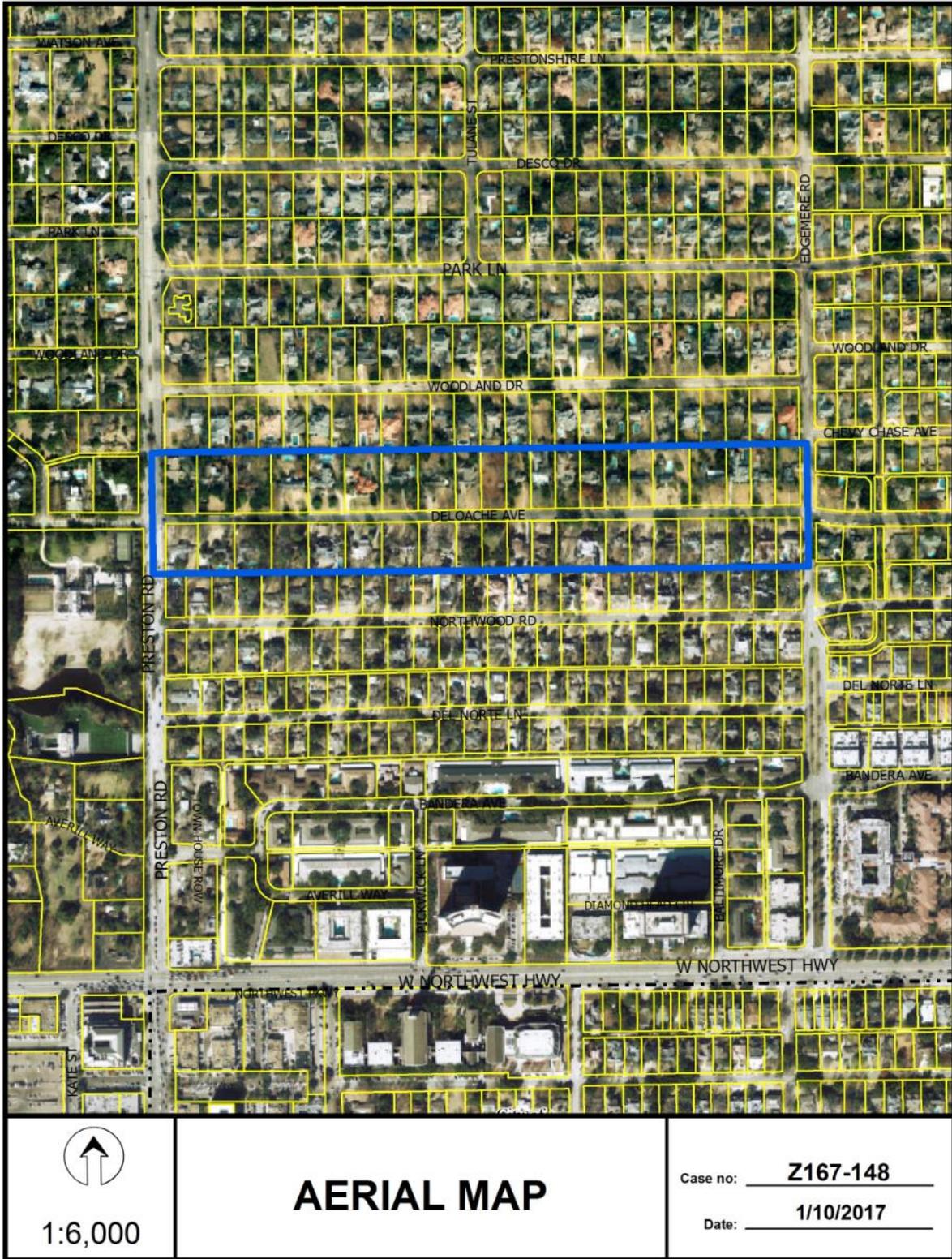
PROPOSED NSO SUBAREAS

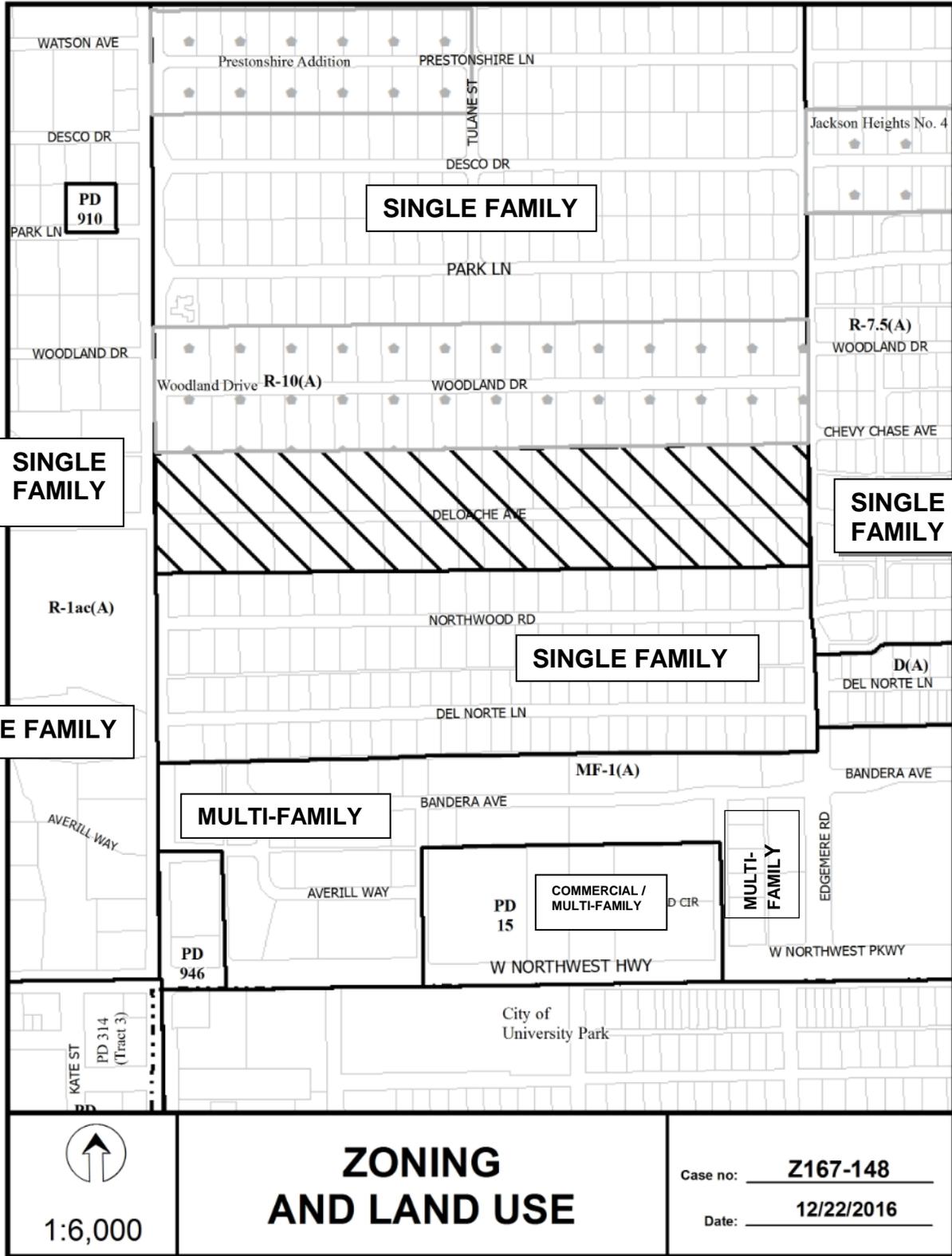


EXHIBIT A



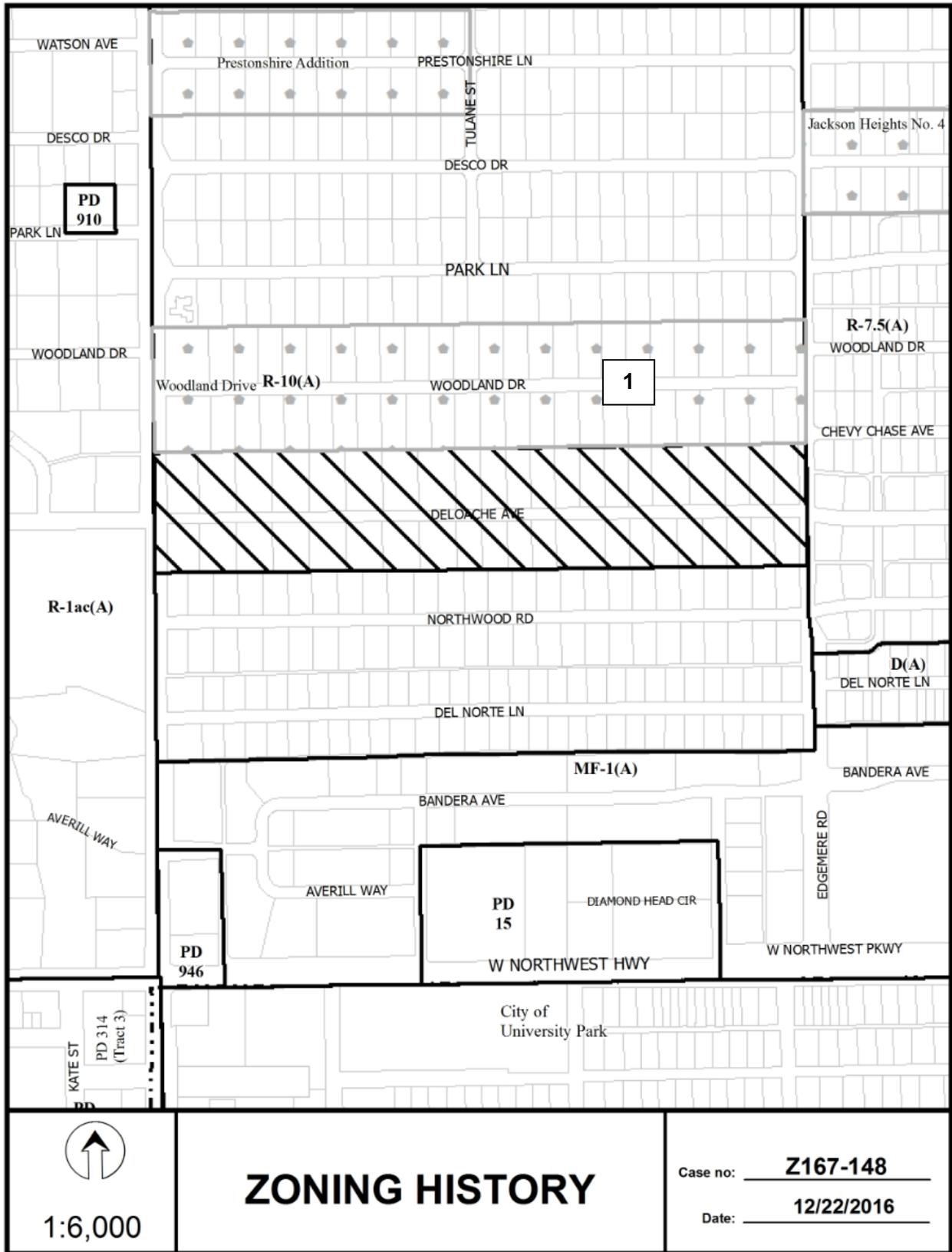
 1:8,400	<h1>VICINITY MAP</h1>	Case no: <u> Z167-148 </u> Date: <u> 12/22/2016 </u>
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ZONING AND LAND USE

Case no: Z167-148
Date: 12/22/2016

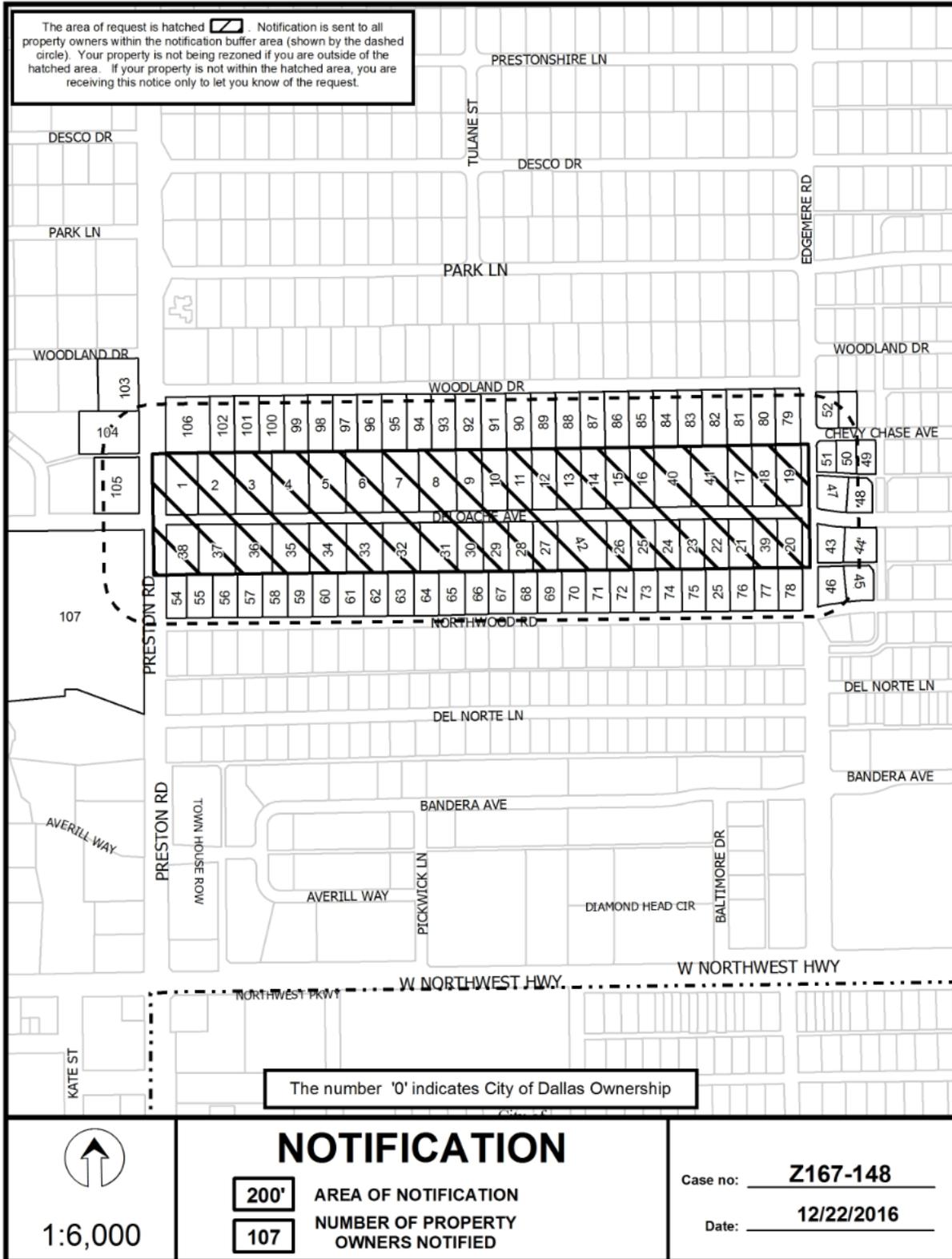


1:6,000

ZONING HISTORY

Case no: Z167-148

Date: 12/22/2016



12/22/2016

Notification List of Property Owners***Z167-148******107 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6009 DELOACHE AVE	TRUSSELL DONALD L &
2	6023 DELOACHE AVE	BISHOP GENE &
3	6033 DELOACHE AVE	MOCK PRESLEY M &
4	6047 DELOACHE AVE	WEBB CLAYTON WEBB &
5	6057 DELOACHE AVE	GARDEN WARREN W &
6	6109 DELOACHE AVE	ANIGIAN GREGG M & DEE ANN
7	6123 DELOACHE AVE	MARMOL GUILLERMO &
8	6133 DELOACHE AVE	GOODMAN EDWARD L
9	6141 DELOACHE AVE	BROOKSHIRE STEPHEN S & GAIL S
10	6207 DELOACHE AVE	DELOACHE RESIDENTIAL PTNR LLC
11	6215 DELOACHE AVE	CROW MARY CAROLINE BALDWIN
12	6223 DELOACHE AVE	JAGGERS JOHN V &
13	6231 DELOACHE AVE	HUNDLEY DAVID M &
14	6239 DELOACHE AVE	THOELE CHARLES E & BETH V
15	6247 DELOACHE AVE	ROGERS MACK L
16	6255 DELOACHE AVE	MOUSSA GEORGR & ERIKA
17	6331 DELOACHE AVE	LEHTONEN KARI
18	6339 DELOACHE AVE	GREENBERG DAVID M &
19	6347 DELOACHE AVE	ARCHER WILLIAM H III &
20	6346 DELOACHE AVE	SHELTON TAMARA R &
21	6330 DELOACHE AVE	MCLOCHLIN J P
22	6322 DELOACHE AVE	SCOVELL JOHN F
23	6314 DELOACHE AVE	BLAKE GREGORY S & LIZZY M
24	6306 DELOACHE AVE	TOLSON DEBORAH
25	6323 NORTHWOOD RD	SCOVELL FAMILY INVESTMENTS LTD
26	6246 DELOACHE AVE	VORHIES JOHN R

12/22/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6222 DELOACHE AVE	ZELLER RANDALL CHARLES & VALERIE REED
28	6214 DELOACHE AVE	SAUNDERS KATHLEEN A &
29	6206 DELOACHE AVE	BT LOT INVESTORS LLC
30	6140 DELOACHE AVE	DICKSON ANNE PONDER
31	6132 DELOACHE AVE	HOFFMAN ROBERT M &
32	6122 DELOACHE AVE	WILLSON JAMES K JR &
33	6108 DELOACHE AVE	MCMILLAN CARMEN
34	6056 DELOACHE AVE	DREW STEPHEN
35	6046 DELOACHE AVE	LEIMAN HERBERT I &
36	6032 DELOACHE AVE	VREELAND ANN PENSON
37	6022 DELOACHE AVE	ANTHONY R JAY
38	6008 DELOACHE AVE	HARB GHASSAN ALI
39	6338 DELOACHE AVE	MONTGOMERY C BAKER &
40	6307 DELOACHE AVE	MOUSSA GEORGE S
41	6323 DELOACHE AVE	HURLEY STEPHEN C &
42	6230 DELOACHE AVE	GAYDEN WILLIAM K
43	6406 DELOACHE AVE	GHAFFARI FAMILY REVOCABLE TRUST
44	6414 DELOACHE AVE	OLSON BRYAN S.
45	6415 NORTHWOOD RD	RYAN JOSEPH F & BARBARA
46	6407 NORTHWOOD RD	ANGELONE ALFONSO M
47	6407 DELOACHE AVE	WELLS E LARRY
48	6415 DELOACHE AVE	BLACHLEY JOHN DAVID &
49	6418 CHEVY CHASE AVE	DWYER MARK B
50	6410 CHEVY CHASE AVE	VANBUREN ROBERT
51	6404 CHEVY CHASE AVE	CHIAPETTA CLAIRE
52	6405 CHEVY CHASE AVE	WARNER TIMOTHY C &
53	6411 CHEVY CHASE AVE	FLECK AUSTIN A
54	6005 NORTHWOOD RD	MONTGOMERY BARRY D &
55	6011 NORTHWOOD RD	CARLSON THOMAS W &
56	6021 NORTHWOOD RD	OXFORD DAVID C & GAY
57	6029 NORTHWOOD RD	SMITH RICHARD LEWIS &

12/22/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6037 NORTHWOOD RD	LINDBERG ELIZABETH W
59	6045 NORTHWOOD RD	FISHER STEPHEN ETAL
60	6051 NORTHWOOD RD	BARRINGER JASON RAEGAN & SHERI C
61	6107 NORTHWOOD RD	KIMBERLY CAROL M EST OF
62	6115 NORTHWOOD RD	STAPLES SUSAN S & DAVID L
63	6123 NORTHWOOD RD	WALKER ROBERT M &
64	6131 NORTHWOOD RD	HOARE ROHAN J &
65	6139 NORTHWOOD RD	KNIFFEN ANNE E
66	6147 NORTHWOOD RD	VALENTA TOMMY A &
67	6207 NORTHWOOD RD	MCGUIRE DAVID & PATTI
68	6215 NORTHWOOD RD	HENDON JOHN SCOTT & ANNETTE K
69	6223 NORTHWOOD RD	GAULDING RODGER
70	6231 NORTHWOOD RD	HEMPHILL HILTON &
71	6239 NORTHWOOD RD	STYCZYNSKI AMY T
72	6247 NORTHWOOD RD	RICHARDS WILLIAM C & GENA
73	6255 NORTHWOOD RD	SCHUHMACHER DARREN A
74	6305 NORTHWOOD RD	BRICE BILL JR & GAIL
75	6315 NORTHWOOD RD	CLEVENGER ROBERT J TR
76	6331 NORTHWOOD RD	SUMMERS JON K & KATHLEEN J
77	6339 NORTHWOOD RD	VILFORDI GEORGE L III &
78	6347 NORTHWOOD RD	DUNAWAY DAVID ALEXANDER &
79	6346 WOODLAND DR	RUDNER STEVEN M & LISA L
80	6338 WOODLAND DR	GILBERT JOHN & AMY K
81	6330 WOODLAND DR	GRIFFIN JERRY L
82	6322 WOODLAND DR	BECK JESSE S & KATHLEEN M
83	6314 WOODLAND DR	MCDUGAL THOMAS M &
84	6306 WOODLAND DR	CAMPBELL THOMAS & JEANNE
85	6254 WOODLAND DR	CHANEY WILLIAM B ETAL
86	6246 WOODLAND DR	GANARAJ ARCHANA & RAVI M NAIDU
87	6238 WOODLAND DR	AVE GREGORY R &
88	6230 WOODLAND DR	ELLIOTT CLAYTON CLEE JR

12/22/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6222 WOODLAND DR	BOLDEN JAMES D & CARLA
90	6214 WOODLAND DR	BOLDEN JAMES D & CARLA A
91	6206 WOODLAND DR	HODGES PATRICK L & TRES H
92	6146 WOODLAND DR	KELLY SETH T &
93	6138 WOODLAND DR	PERRYMAN SALLY
94	6130 WOODLAND DR	NETTLE ELIZABETH WATSON & DOUGLAS A
95	6122 WOODLAND DR	FEFERMAN RONALD J
96	6114 WOODLAND DR	CHAVEZ JEFFREY C &
97	6106 WOODLAND DR	GLASER BRIAN D & MARNIE R
98	6054 WOODLAND DR	WINN CHRISTOPHER S
99	6046 WOODLAND DR	SMALL GREGG L
100	6038 WOODLAND DR	HINOJOSA NOE JR &
101	6030 WOODLAND DR	BELL DAVID & BETTY
102	6022 WOODLAND DR	SCHEER RICK W & ASHLEY
103	5948 WOODLAND DR	THOMPSON MICHAEL S & MELINDA C
104	8931 PRESTON RD	BURKS THOMAS S &
105	5959 DELOACHE AVE	ROBINOWITZ DALE F
106	6014 WOODLAND DR	MASUR MARK C & JOLENE C
107	5950 DELOACHE AVE	BARON LISA M

FILE NUMBER: Z167-139(OTH)

DATE FILED: November 21, 2016

LOCATION: North side of Samuell Boulevard, west of South Buckner Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 48-G

SIZE OF REQUEST: ± 11.777 acres

CENSUS TRACT: 122.07

APPLICANT: Sam's Real Estate Business Trust

REPRESENTATIVE: Myron Dornic, Jackson Walker, L.L.P.

OWNER: WM Dallas Portfolio, LP

REQUEST: An application to renew Specific Use Permit No. 2142 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of beer and wine in conjunction with an existing general merchandise or food store [Sam's Club].

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

- The property is currently developed with a general merchandise or food store greater than 100,000 square feet. The applicant wishes to continue the sale of beer and wine on the property. The property is surrounded by retail development.
- The original Specific Use Permit was issued on March 25, 2015 for a two year period. The SUP expires on March 25, 2017.
- The property is surrounded by retail uses including vehicle service center, a bazaar, a bar and restaurant to the north; a motor vehicle fueling station (under construction) to the east undeveloped and the City of Mesquite to the east; institutional [Buckner Children’s Home], undeveloped, and single family to the south; and retail to the west [Walmart Store].

Surrounding Zoning History:

- 1. Z145-325** On December 9, 2015, the City Council denied a request to remove the D-1 Liquor Control Overlay and approved 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- 2. Z145-275** On September 22, 2015, the City Council approved an amendment to Specific Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.
- 3. Z145-258** On August 12, 2015, the City Council approved the renewal of Specific Use Permit No. 1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.
- 4. Z123-278** On September 25, 2013 the City Council approved a Specific Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or greater on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

- 5. Z112-138** On Wednesday, April 11, 2012, the City Council approved an amendment to Planned Development District No. 605 with a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on the south side of Samuell Boulevard, west of South Buckner Blvd. The SUP expired on April 11, 2016.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Buckner Boulevard	Principal Arterial	Variable ROW
Samuell Boulevard	Collector	120 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1	Retail uses
North	RR-D-1	Retail, vehicle service center, restaurant,
East	RR-D-1, SUP No. 1975 & SUP No. 2177	Motor vehicle fueling station and undeveloped
South	R-7.5(A) PD No. 605	Undeveloped and Single Family,
West	RR-D-1 & SUP No. 2048	Retail uses

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 *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant’s request:

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Land Use Compatibility:

The property is surrounded by retail uses including vehicle service center, a bazaar, a bar and restaurant to the north; a motor vehicle fueling station (under construction), undeveloped, and the City of Mesquite to the east; institutional, undeveloped, and single family to the south; and retail to the west.

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

The continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store is compatible with the surrounding uses and provides goods and services to the neighborhood. The site plan and continued review for automatic renewal will help to ensure the property does not become a detriment to the neighborhood.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one space per 300 square feet of floor area. Therefore, the ±136,638 square-foot store requires 455 parking spaces. The applicant is providing 637 parking spaces as shown on the site plan.

Landscaping:

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

Site Plan:

The site plan is not being changed and the applicant complies with the site plan as approved by City Council.

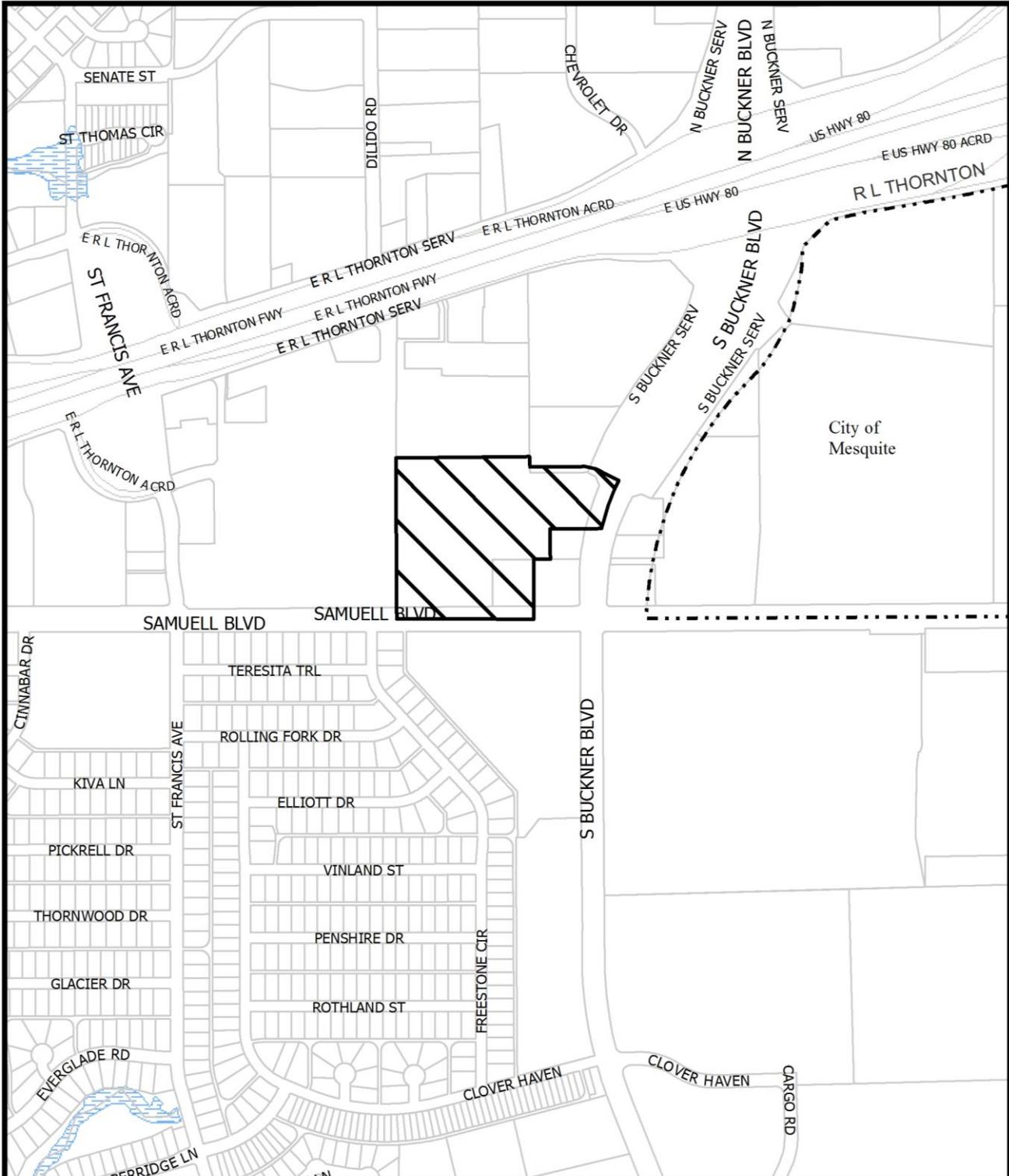
Police Records:

The following is a summary of the incidents occurred from March 15, 2015 to December 28, 2016:

Offenses	2015-2016
Accident MV	5
Aggravated Assault	1
Assault	3
Criminal Mischief/Vandalism	5
Criminal Trespass	1
Embezzlement	1
Forge & Counterfeit	1
Found	3
Injured Occupational	1
Lost	1
Miscellaneous	22
Offense Against a child	1
Other thefts	5
Robbery-Individual	2
Theft/BMV	12
Theft/Shoptlift	3
UUMV	2
Total	69

**Proposed SUP Conditions
Z145-130(OTH)**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 100,000 square feet or more.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years), 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.) ~~March 25, 2017.~~
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.



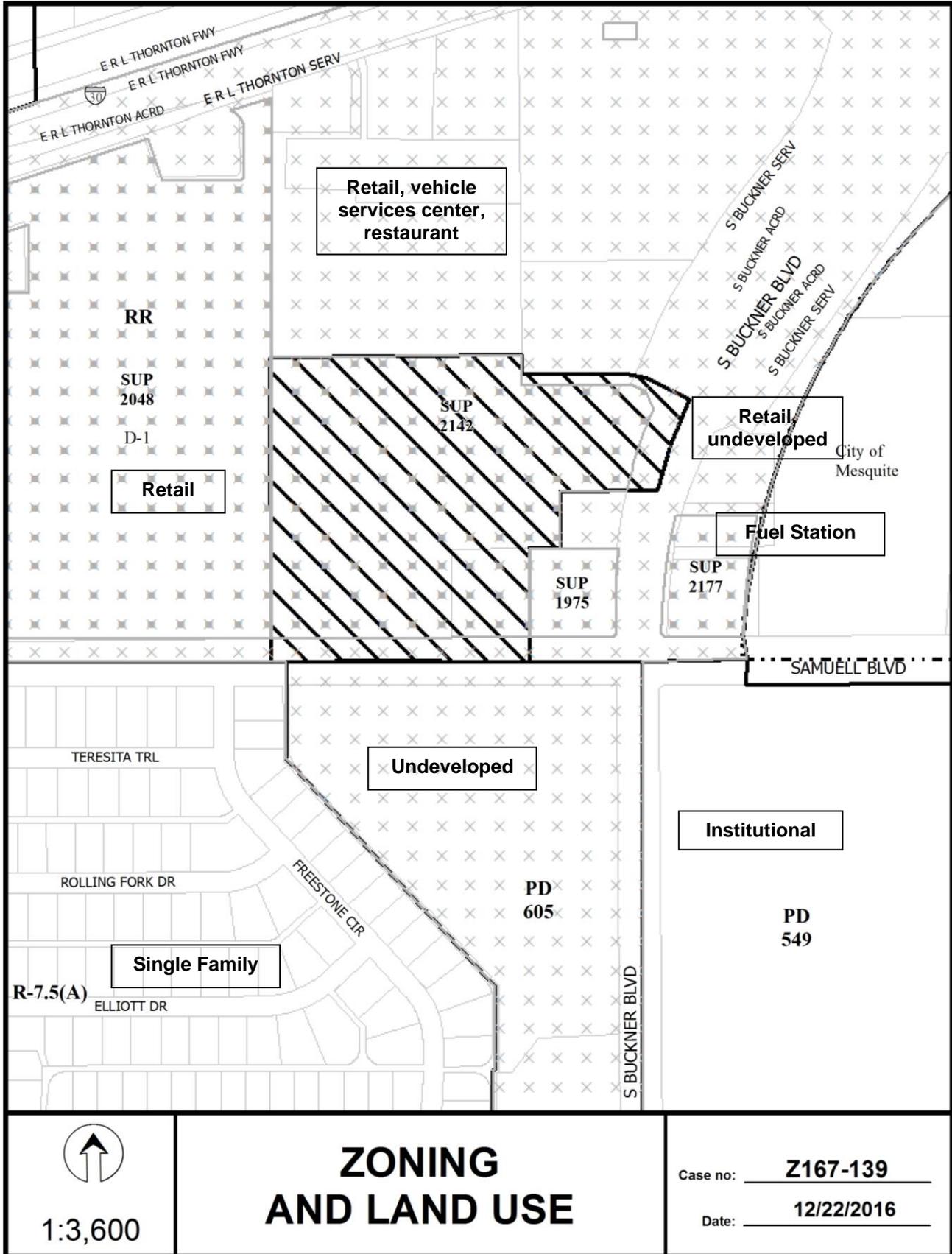
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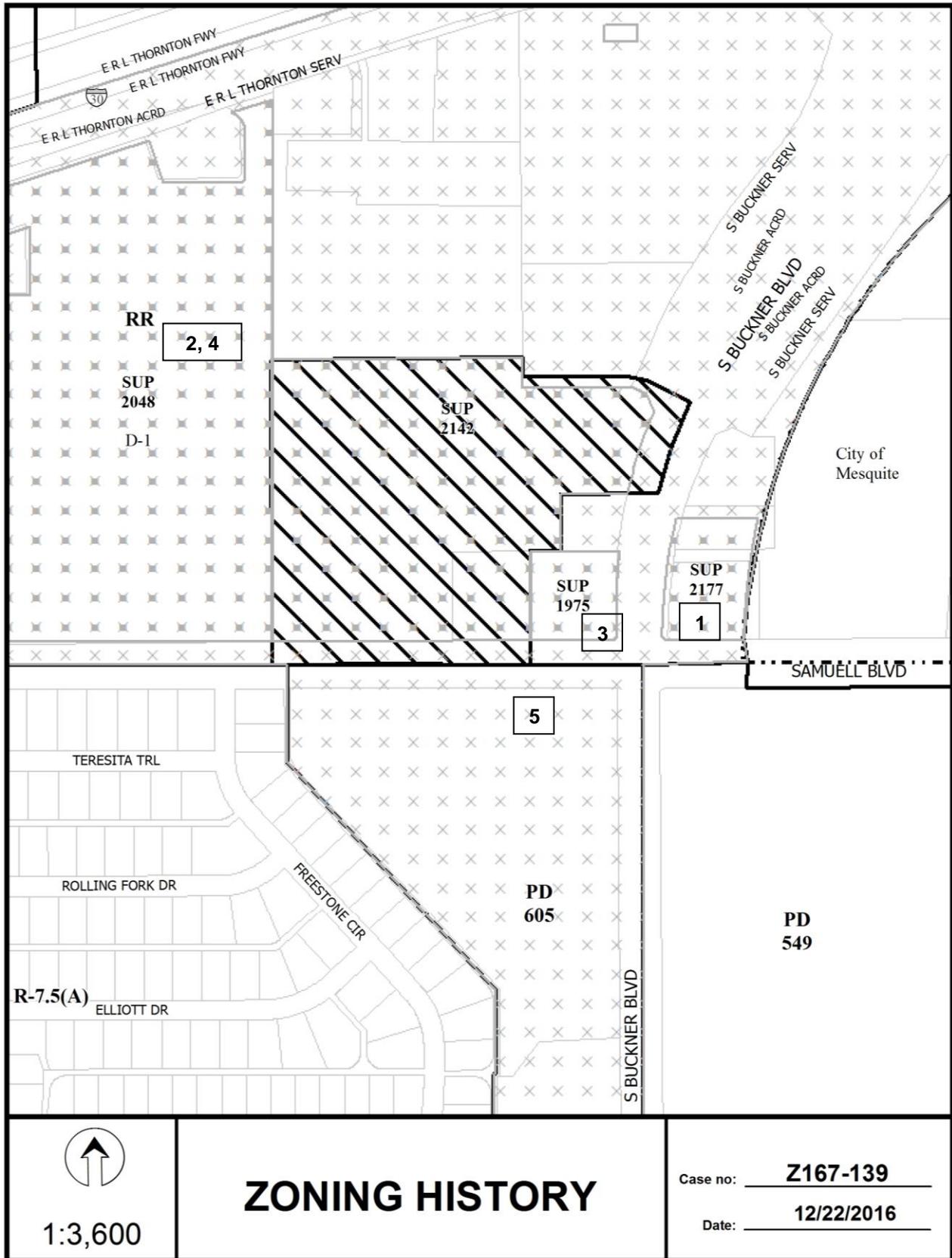
VICINITY MAP

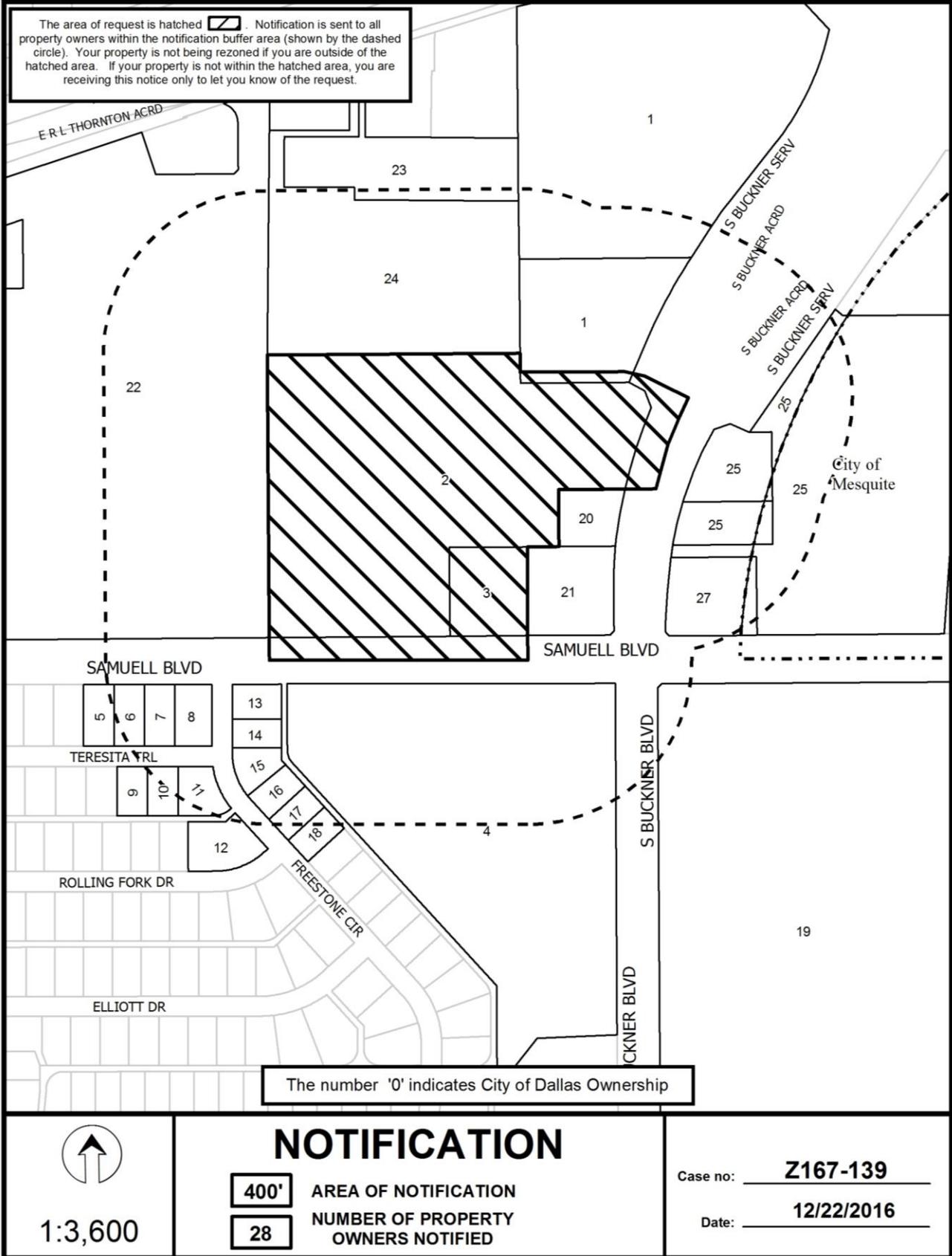
Case no: **Z167-139**

Date: **12/22/2016**









12/22/2016

Notification List of Property Owners***Z167-139******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9334 E R L THORNTON FWY	SBLFT/OF I LTD
2	5555 S BUCKNER BLVD	WM DALLAS PORTFOLIO LP
3	5655 BUCKNER BLVD	SAMS REAL EST BUSINESSTR
4	5204 S BUCKNER BLVD	HEB GROCERY COMPANY LP
5	7147 TERESITA TRL	WHITEHEAD KELLY JOE
6	7153 TERESITA TRL	ADEYOJU EMMANUEL ETUX
7	7159 TERESITA TRL	MURILLO PABLO JR
8	7165 TERESITA TRL	MARSHALL LENWOOD &
9	7154 TERESITA TRL	HILL CE ESTER & EUNICE
10	7160 TERESITA TRL	TAING AN & PHA
11	7166 TERESITA TRL	OSBORNE KENNETH L
12	7177 ROLLING FORK DR	NEWMAN TERENCE T
13	5430 FREESTONE CIR	MARQUEZ MARTINA
14	5424 FREESTONE CIR	PERRY ELLEN MARIE
15	5418 FREESTONE CIR	COMBEST KENNETH ROYCE
16	5412 FREESTONE CIR	RAMOS FE DALIDA
17	5406 FREESTONE CIR	WAITS TATIANA ALEXANDER
18	5330 FREESTONE CIR	CARR MARGARET
19	5202 S BUCKNER BLVD	BUCKNER BAPTIST
20	5525 S BUCKNER BLVD	WHATABURGER OF MESQUITE
21	5501 S BUCKNER BLVD	7-ELEVEN INC
22	9100 E R L THORNTON FWY	WAL MART REAL EST BUS TR
23	9222 E R L THORNTON FWY	IACONO ELANA FAMILY LTD
24	9208 E R L THORNTON FWY	BUCKNER JUBILEE INVESTMENTS
25	5361 SAMUELL BLVD	NEC BUCKNER & SAMUEL LP
26	5361 SAMUELL BLVD	BC RETAIL INVESTMENT LP
27	5500 S BUCKNER BLVD	QUIKTRIP CORPORATION
28	5500 S BUCKNER BLVD	RESOURCE ONE CREDIT UNION

FILE NUMBER: Z167-101(OTH)

DATE FILED: October 3, 2016

LOCATION: On the south side of Clarkwood Drive and the east side of Clark Springs Drive, north of Camp Wisdom Road.

COUNCIL DISTRICT: 3

MAPSCO: 61B-U

SIZE OF REQUEST: Approx. 25.68 acres

CENSUS TRACT: 165.21

APPLICANT: Clark Ridge Canyon Ltd.

OWNER: Thomas M. Gaubert Trust

REPRESENTATIVE: Dr. Carrie Gordon

REQUEST: An application to amend Planned Development District No. 938.

SUMMARY: The applicant is requesting to increase the density from 200 units to 248; reduce the height of the structures from 38 feet to 35 feet; reduce the required distance for the location of the six-foot fence from 10 feet to three feet; reduce the distance for the location of the front retention wall from 10 feet to three feet; to add the parking garages, storage areas and carports on the development plan; and to reduce the required open area/conservation easement/tree preservation zone.

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

CPC PREVIOUS ACTION: On January 5, 2017, the City Plan Commission held this case under advisement.

BACKGROUND:

- The 25.68 acres of land in the request site is currently undeveloped. The applicant is preparing the grounds for construction.
- Planned Development District No. 938 was originally approved on March 28, 2015. The applicant submitted a waiver of the two year waiting period in order to be able to submit this application to amend the PD.
- The original Planned Development District was created for a total density of 200 dwelling units (4-plex units) within 50 buildings, a club house, and 14 plus acres of open area/conservation easement/tree preservation zone. As the applicant prepared the land for construction, it was discovered that more land could be developed than originally thought. Thus the request to increase the total number of units to 248.
- Staff was supportive of the existing density in the PD (200 units) because the applicant provided a reasonable open area/conservation easement/tree preservation zone to compensate for the high density.
- In addition to an increase in density, the applicant is requesting the following: 1) to reduce the required open area/conservation easement/tree preservation zone to 8.9337 from 14.4 acres to accommodate the proposed additional density; 2) to reduce the required distance of the location of the six-foot fence and the 10 foot retaining wall from 10 feet to three feet in the front yard setback; 3) to add the garages with storage units and carports to the development plan.
- The maximum height currently allowed in the PD is 38 feet. However, the property has deed restrictions on a portion (southwest end of the property) that restrict the height to a maximum of 35 feet. The applicant agrees to match the height to the deed restrictions height.
- After the January 22, 2017, CPC meeting, the applicant met with the Commissioner of the District and staff. Compromises were suggested and agreed upon and are reflected in the case report and conditions.

Zoning History: There have not been any zoning changes in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Clarkridge Drive	Local	56' ROW
Clarkwood Drive	Local	56' ROW
Clark Road	Principal Arterial	Variable ROW

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.

LAND USE ELEMENT

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

The existing density is high for the location of the property. By increasing the density from 200 to 248 units, staff believes the development would not be compatible with the character of the existing single family neighborhood. The property is surrounded by single family and townhome development in the area. To the east of the property is undeveloped, flood plain and tree canopy.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 938 with deed restrictions on a portion	Undeveloped
North	A(A)	LBJ Freeway ramp
East	TH-1(A), A(A)	Single family, undeveloped, flood plain, tree canopy
South	City of Duncanville	Single family
West	PD No. 599, CR with deed restrictions	Single Family, undeveloped

Land Use Compatibility:

The request 25.68 acres of land in the request area are currently being prepared for construction. The applicant is requesting to increase the dwelling unit density from 200 units to 248, reduce the required distance of the location of the six-foot fence and 10-foot retaining wall from 10 feet to three-feet; to include the parking garages, storage areas and carports on the development plan; reduce the height of the structures from 38 feet to 35 feet; and to reduce the open space/conservation easement/tree preservation zone area from 14.40 required acres of open space/conservation easement/tree preservation zone to 7.4876 acres of required open space/conservation easement/tree preservation zone.

Density:

The applicant is requesting to increase the density from 200 to 248 units. The original Planned Development District was created for a total density of 200 dwelling units (4-plex units) within 50 buildings along with a 4,000 plus square feet club house. The original density is already high in comparison to the density allowed by the original zoning district of the land, TH-1(A) District. The TH-1(A) District allows for six dwelling units per acre (154 units). The CR District does not allow for residential uses.

When the applicant requested the creation of the PD, staff's recommendation of approval was primarily based in the fact that the applicant was offering a preservation area on the property to protect the existing habitat, the existing tree canopy, and provide open space/conservation easement/tree preservation zone.

As the applicant prepared the land for construction, it was discovered that more land could be developed, thus the request. Even though the zoning of the surrounding area is for PD No. 599 and TH-1(A) which allow for multifamily and single family uses respectively, the site is nestled in a primarily single family developed area. Staff believes the proposed density is generally not compatible in scale to the existing single family development across Clarkwood Drive/Clarkridge Drive.

While it was agreed that some trigger towards the construction of a traffic signal at Clark and Clark Ridge was acceptable prior to obtaining a building permit to go beyond 200 units, the applicant will did not want the additional units to be contingent on a contract being in place for its construction. The applicant indicated a willingness to commit to help funding it, but did not want to commit to a trigger that was beyond their control such as the City executing a contract for construction of the signal. However, staff is not supportive of adding additional units unless the signal is under contract in order to ensure it will be in place in a reasonable time period.

Location of the retention wall and fence, and type of fence:

The applicant is requesting to reduce the required distance of the location of the fence and retaining wall from 10 feet to three feet. Staff is not supportive of this request for aesthetic reasons and for block face compatibility. The residential development across the street has approximately 20 feet unobstructed front yard setback. That is five more

feet than required in PD No. 938. The PD requires a 15 feet front yard setback. Allowing for a six foot fence and a retaining wall within three feet of the property line, the front yard of the development along the street will not have a complimentary design for the already established single family development on the other side of the street and the area in general.

The location of the retention wall and fence within three feet of the property line along the street will not allow sufficient space for the adequate landscaping along the front of the property. According to the applicant, the retaining wall location is variable depending on the final grading of the site. The development plan indicates retaining walls will only be necessary in certain locations along the street frontage. However, this could change depending on the final grading of the site.

The applicant proposes to install a six foot wrought-iron or tubular metal fence with masonry columns at corners along the street frontages and provide a three foot setback to allow for landscaping. Staff’s preferred location of the fence and retaining wall is as it is already permitted in the existing conditions of the PD.

Staff’s preferred design along street right-of-way is to provide a street frontage compatible to that of the existing single family development across Clarkwood Drive/Clark Springs Drive.

The applicant is removing the sectional drawing that shows an elevation of a portion of the retaining wall and fence for the units along the Clarkwood Drive/Clark Springs Drive from the plan.

Height:

The maximum height currently allowed in the PD is 38 feet. However, a portion of the property currently has deed restrictions that restrict the height to a maximum of 35 feet (southwest end of the property). After discussing with the applicant, it was agreed that for practical reasons the maximum height allowed in the entire PD should be 35 feet.

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PD No. 938 Multifamily	15'	5'	8 dwelling units per acre	35'	75%		Multifamily
Proposed							
PD No. 938 Multifamily	15'	5'	10 dwelling units per acre	35'	75%		Multifamily

Pedestrian Trail:

The applicant had originally proposed constructing a pedestrian trail in the open space area but that is not being proposed as a condition of the PD. Any active use of the proposed conservation area would need to be reviewed to ensure no natural areas were being disturbed.

Parking:

For multifamily uses, the off-street parking must be provided in accordance with Division 51A-4.200 for each use. For multifamily development, a minimum of one parking space is required per bedroom. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. If the property is developed as proposed, the required parking will be a minimum 348 parking spaces for the 248 dwelling units, 62 spaces for guests and five parking spaces required for the club house. The total required parking is 415 parking spaces. The applicant is providing a total of 491 parking spaces, which is an excess of 76 parking spaces for the proposed development.

The applicant proposed to amend the existing development plan to show the parking garages, storage areas and the carports. The structures were inadvertently left out of the original development plan. The garage/storage units will be one-story structures.

Landscaping:

In general, landscaping will be provided in accordance with Article X. As mentioned before, the applicant is proposing a reduction of the required distance of the location of the six-foot fence and 10-foot retaining wall from 10 feet to three feet. The reduction of the setback for the fence and retaining wall will not allow enough space to provide trees to be located between the street and the fence or wall. Staff would prefer to see trees placed closer to the street rather than behind the fence and wall.

Reduction of the required open space/conservation easement/tree preservation zone:

The applicant is requesting to reduce the open space/conservation easement/tree preservation zone (tree conservation area in conditions) as shown on the approved development plan to accommodate the proposed additional 12 buildings, and garages, carports and storage areas. The applicant is requesting the reduction of the open space/conservation easement/tree preservation zone from 14.4 acres to 7.4876 acres.

After the PD was originally created, the City arborist received an inventory of the existing trees. When the lower slope and creek area was surveyed, a larger protected tree count was established. Based on the new information, the arborist determined the potential mitigation for the previously approved development. The applicant removed unprotected trees and vegetation for property assessment after the initial tree survey was approved by the Chief Arborist. Any ongoing work in the area before mass grading

should only be to remove the mass of tree and vegetation debris to prevent public safety issues.

Based on initial survey and sampling of protected trees throughout the property, it is the opinion of the arborist that the expansion of the development shall be mitigated with the tree conservation area after adjustment for the larger development area. Additional required landscape trees would add to the replacement of removed protected trees.

Traffic:

In the original zoning case (Z134-116), staff based the Traffic Impact Analysis on the proposal to develop 156 dwelling units. At that time, staff's comments were that the proposed number of units at build-out would affect the level of service at the intersection of Clark Road and Clark Ridge Drive, reducing the level to D. At the time of the application to create PD No. 938, the TIA recommended that a traffic signal be installed at the intersection. With an increase of units from 156 (original TIA was for only for 156 dwelling units) to 248, or 59 percent, the level of service (LOS) will diminish even more without a traffic signal.

The Engineering Division of the Sustainable Development and Construction Department and the Mobility and Streets Service Department met to discuss the project's proposed 248 dwelling units and the impact on the traffic and the need for a traffic signal at the intersection of Clark Road and Clark Ridge Drive.

The applicant has indicated a commitment to contribute to the cost of the traffic signal installation up to a maximum of \$200,000 if the additional 48 units are approved. The applicant also offered to work with state officials to obtain funds for the installation of the traffic signal. For informational purposes, a typical traffic signal costs between \$200,000 and \$250,000, this includes the cost of conducting a signal warrant analysis as well as the design and construction.

The PD conditions have been updated to include the requirement for the traffic signal to be under contract for construction before the applicant obtains a building permit for any dwelling units above 200.

Access to Camp Wisdom Road:

The applicant is proposing to add a driveway connecting Clarkwood Drive to Camp Wisdom Road. If the additional 48 dwelling units are approved, the applicant is proposing to build an exit only driveway onto W. Camp Wisdom, west bound only (right-turn-only). The purpose of this exit is to help relieve traffic exiting on Clark Ridge from the development. This is a positive change in the plan providing relief in traffic generated by the proposed development. The applicant was advised to provide a design for the proposed access point. The applicant is now reviewing the proposal with city traffic engineers.

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Conditions:

Staff and the applicant now agree on all conditions except for the fence and retaining walls location along the public right-of-way, where the applicant is requesting to reduce the distance from 10 feet to three feet.

Partners & Principles

Clark Ridge Canyon , Ltd.

General Partner is Clark Ridge Canyon GP, LLC
Member Thomas M. Gaubert
President Thomas. M. Gaubert
Chief Financial Officer David L. Hager
Secretary Jessica Trevizo

Class A. Limited Partners
Thomas M. Gaubert

Class Limited Partner
Henry Building Inc.

Class C. Limited Partner
Wildwood Development Company Inc.

PROPOSED CONDITIONS

**ARTICLE 938.
PD 938.**

SEC. 51P-938.101. LEGISLATIVE HISTORY.

PD 938 was established by Ordinance No.29685, passed by the Dallas City Council on March 25, 2015.

SEC. 51P-938.102. PROPERTY LOCATION AND SIZE.

PD 938 was established on property located on Camp Wisdom Road east of Clark Road. The size of PD 938 is approximately 25.68 acres.

SEC. 51P-938.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, STOOP means a small porch leading to the entrance of a residence.

(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-938.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 938A development plan, as amended.

SEC. 51P-938.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 938A, as amended). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-938.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-1(A) Multifamily District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily 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 MF-1(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-938.107. ACCESSORY USES.

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

SEC. 51P-938.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) Minimum front yard is 15 feet.

(2) Cantilevered roof eaves, stoops, and stairs may project up to five feet into the required front yard. Stoops and stairs that project into the front yard may not exceed eight feet in width and four feet in height.

(3) Railings for stoops, stairs, and porches may project up to five feet into the required front yard. Railings that project into the front yard may not exceed 42 inches in height.

(b) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.

(c) Density. Maximum dwelling unit density is 8.35 ~~7.79~~ units per acre. Maximum number of dwelling units is 248 ~~200~~. No building permit shall be provided for more than 200 dwelling units unless there is prove that the contract for the installation of the signal light at the intersection of Clarkridge Drive and Clark Road is signed.

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

(e) Height.

(1) Maximum structure height is 35~~8~~ feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) Ornamental cupola or dome.

(B) Skylights.

(C) Chimney and vent stacks.

(f) Lot coverage. Maximum lot coverage is 75 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories above grade is one.

(i) Traffic Light: No building permit shall be issued for more than 200 dwelling units unless there is a contract for installation of the traffic light at the intersection of Clark Road and Clarkridge Drive.

SEC. 51P-938.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A4.200 for the specific off-street parking and loading requirements for each use.

(b) For an accessory community center (private), one space per 1,000 square feet of floor area is required.

SEC. 51P-938.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-938.111. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping and tree preservation, removal, and replacement must be provided in accordance with Article X.

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

(b) Tree Conservation Areas.

(1) Protected trees located in a tree conservation area, as shown on the development plan, within a 100-year flood plain may count towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees.

(2) Protected trees located in a tree conservation area, as shown on the development plan, not located in a 100-year flood plain may count towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees.

SEC. 51P-938.112. FENCES AND RETAINING WALLS.

(a) Fencing located in ~~at~~ the required front yard must be wrought-iron or tubular metal with masonry columns at corners ~~an open tubular steel type.~~

Staff's Recommendation:

(b) Fencing located in a required front yard may be a maximum height of six ~~eight~~ feet if the fencing is setback 10 feet from the Property line.

(c) Retaining walls located in a front yard may not exceed 10 feet in height and must be setback 10 feet from the Property line.

Applicant's Request:

(b) Fencing located in a required front yard may be a maximum height of six ~~eight~~ feet if the fencing is setback three ~~10~~ feet from the Property line.

(c) Retaining walls located in a front yard may not exceed 10 feet in height and must be setback three ~~10~~ feet from the Property line.

SEC. 51P-938.113. SIGNS.

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

SEC. 51P-938.114. ADDITIONAL PROVISIONS.

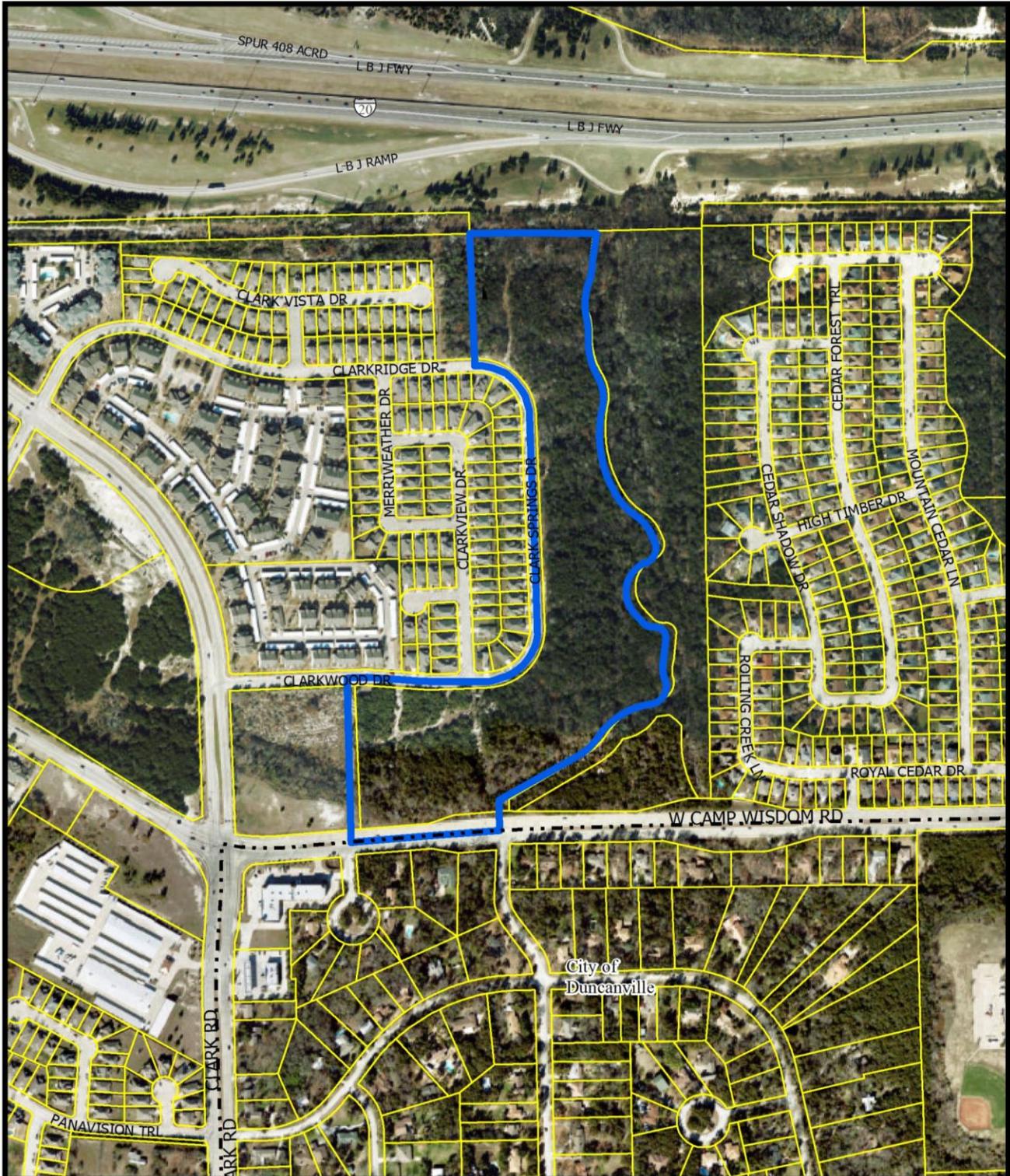
(a) The Property must be properly maintained in a state of good repair and neat appearance.

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

SEC. 51P-938.115. COMPLIANCE WITH CONDITIONS.

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

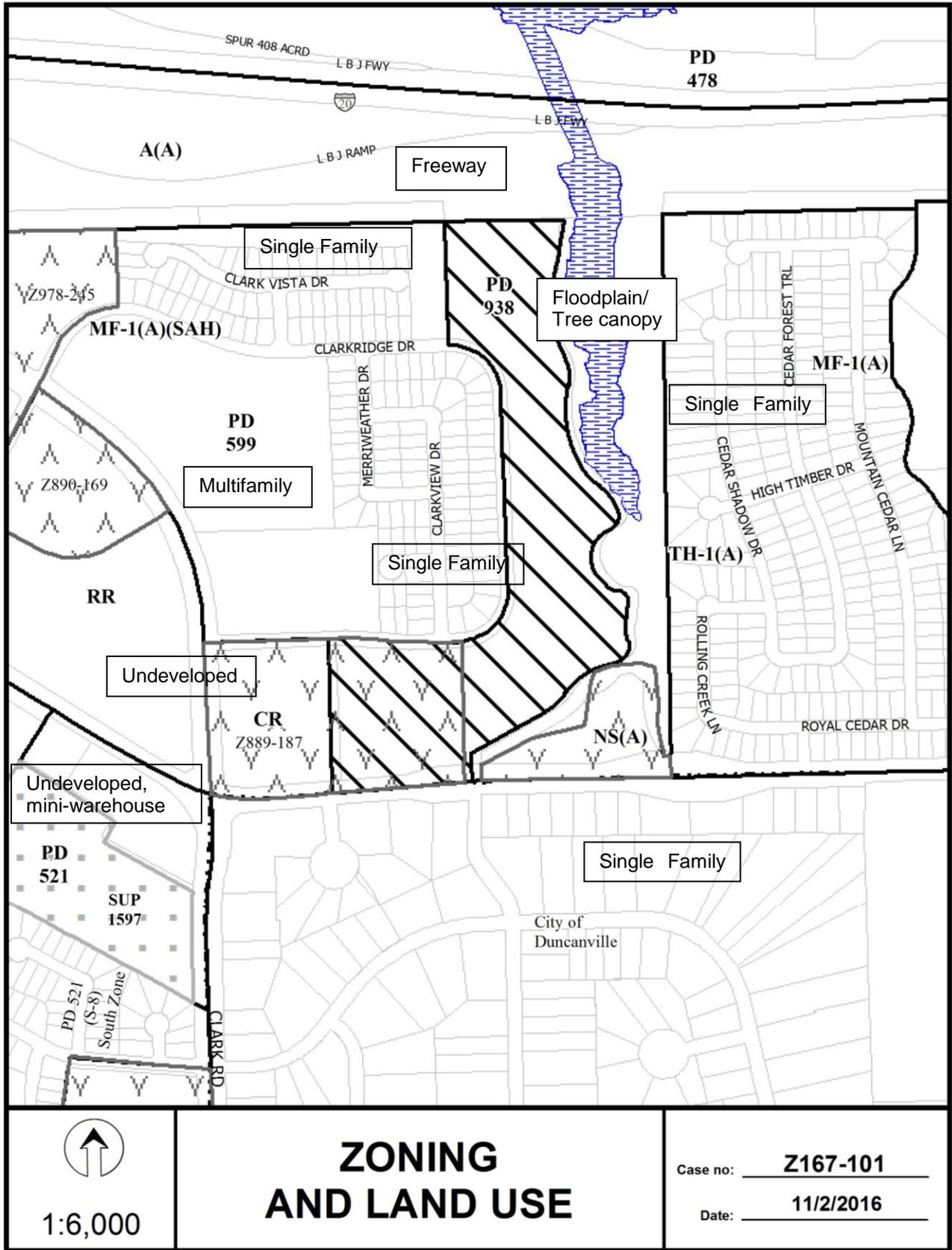


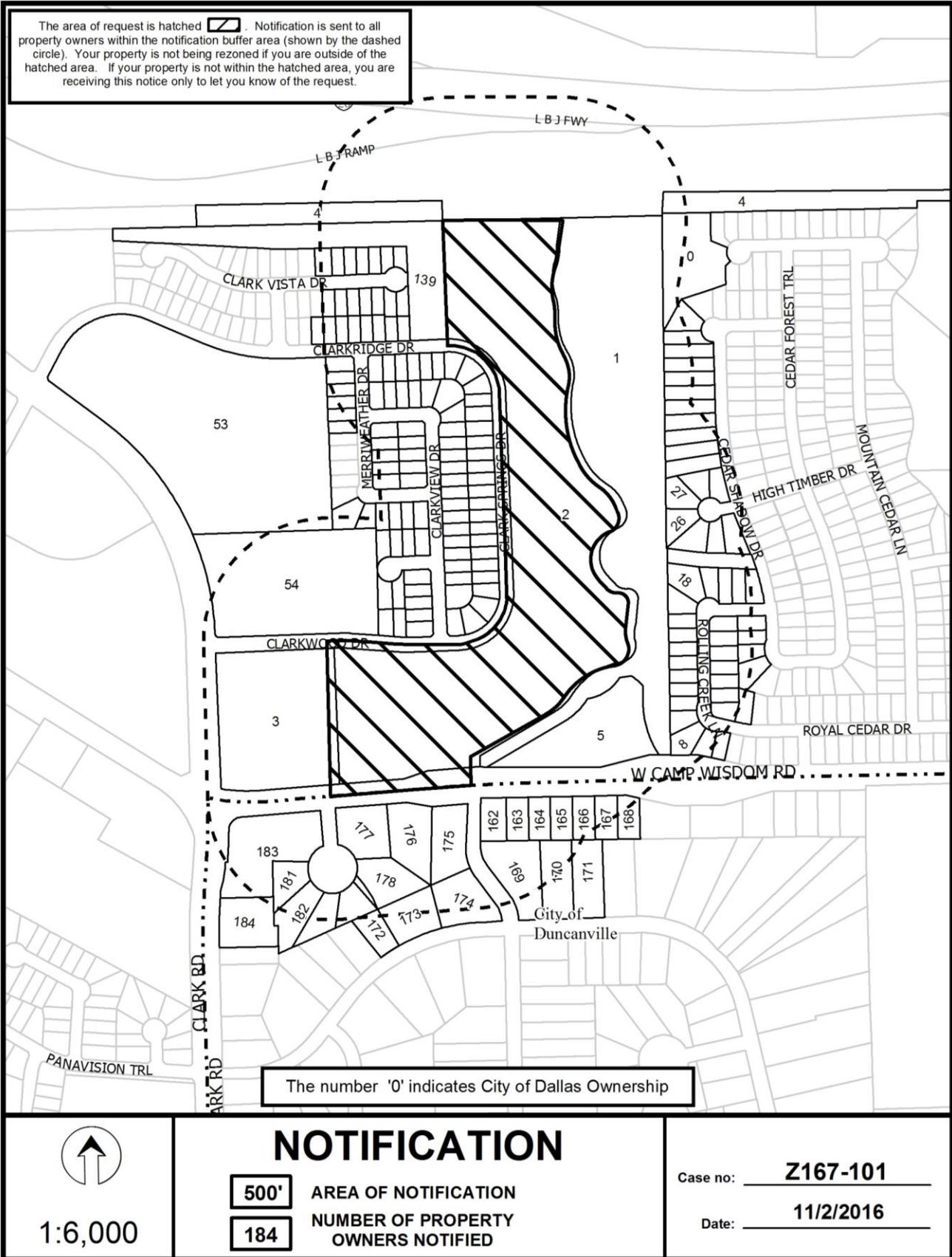
1:6,000

AERIAL MAP

Case no: Z167-101

Date: 11/2/2016





11/02/2016

Notification List of Property Owners***Z167-101******184 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	40810 LBJ FWY	LUCAS LARRY W CO
2	40800 LBJ FWY	BAUER GERALD J & HEIDI A
3	1431 W CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
4	40900 LBJ FWY	TEXAS UTILITIES ELEC CO
5	6000 W CAMP WISDOM RD	BAUER GERALD J & HEIDI A
6	6524 ROYAL CEDAR DR	RODRIGUEZ JUAN CARLOS
7	6528 ROYAL CEDAR DR	GARCIA JOSE ROMEO
8	6935 ROLLING CREEK LN	GONZALEZ VICKY
9	6931 ROLLING CREEK LN	BOWMAN WILLIAM D
10	6927 ROLLING CREEK LN	MILLER BILLY DON TRUST THE
11	6923 ROLLING CREEK LN	HARRIS JAMES C &
12	6919 ROLLING CREEK LN	SANCHEZ INOCENCIA C
13	6915 ROLLING CREEK LN	ESCOBAR FRANCIS V
14	6911 ROLLING CREEK LN	HALL SHIQUITA
15	6907 ROLLING CREEK LN	MILAM MICHAEL
16	6903 ROLLING CREEK LN	MAREK SHELLEY J
17	6823 ROLLING CREEK LN	IBARRA NOEL
18	6819 ROLLING CREEK LN	SHUMATE COLIN R & RANDEE
19	6815 ROLLING CREEK LN	COWAN RENTALS LLC
20	6811 ROLLING CREEK LN	GREER DANNY E & LINDA
21	6807 ROLLING CREEK LN	BARRAZA VICTOR H
22	6803 ROLLING CREEK LN	GLOWACZ FRANK J II &
23	6504 HIGH TIMBER DR	PIZANO SERVANDO
24	6508 HIGH TIMBER DR	FERGUSON CHARLES E &
25	6512 HIGH TIMBER DR	VELAZQUEZ GILDARDO & ELISA
26	6516 HIGH TIMBER DR	NOVOA MARIA G

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6515 HIGH TIMBER DR	BARRICK RICHARD H JR &
28	6509 HIGH TIMBER DR	SOBANDE OLASUNKANMI
29	6503 HIGH TIMBER DR	CONTRERAS ANITA
30	6735 CEDAR SHADOW DR	MASCARDO DOMINADOR A JR &
31	6731 CEDAR SHADOW DR	GRIFFIN MARGARET A
32	6727 CEDAR SHADOW DR	TAI PHAI &
33	6723 CEDAR SHADOW DR	RICHARDSON CHERYL
34	6719 CEDAR SHADOW DR	BERNAL ROLANDO &
35	6715 CEDAR SHADOW DR	GROFF RANDALL K
36	6711 CEDAR SHADOW DR	SHORTES STANLEY
37	6707 CEDAR SHADOW DR	BRIDGES BEN GERALD JR &
38	6703 CEDAR SHADOW DR	JENNINGS PEGGY &
39	6631 CEDAR SHADOW DR	MCCLELLAND LAKEITRIA D
40	6627 CEDAR SHADOW DR	MENDOZAMALDONADO MARLON J
41	6847 CEDAR SHADOW DR	REAGOR SHAMEKQWA DENISE
42	6843 CEDAR SHADOW DR	BROKAW MICHAEL J
43	6839 CEDAR SHADOW DR	CANALES JAVIER & CHERRY J
44	6835 CEDAR SHADOW DR	ST JOHN LAWRENCE D
45	6904 ROLLING CREEK LN	CONWRIGHT CRAIG & CYNTHIA
46	6908 ROLLING CREEK LN	SONNIER KAREN ANN EWRIN
47	6912 ROLLING CREEK LN	BUCKALOO ROBERT J
48	6916 ROLLING CREEK LN	KNIGHT BONITA L
49	6920 ROLLING CREEK LN	BROWN GARY A & VICKEY L
50	6924 ROLLING CREEK LN	SMITH FAMILY TRUST
51	6928 ROLLING CREEK LN	DIOSDADO ROSA
52	6519 ROYAL CEDAR DR	PEREZ JOSE L
53	6968 CLARKRIDGE DR	RIDGE PARC DEV CORP
54	6855 CLARKWOOD DR	DALLAS HOUSING AUTHORITY
55	8203 MERRIWEATHER DR	MARTIN JEROME
56	8207 MERRIWEATHER DR	TUDMAN SAMUEL
57	8211 MERRIWEATHER DR	HALL SHONDA

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8215 MERRIWEATHER DR	FREEMAN LATRECE N
59	8219 MERRIWEATHER DR	REED ELMER K & LINDA T
60	8223 MERRIWEATHER DR	HIROTA TAKESHI & MARIELA
61	8247 MERRIWEATHER DR	BARRAGAN APRIL & ABRAHAM KHALOUFAH
62	6820 PASSAGE DR	JACKSON PATRICE
63	6816 PASSAGE DR	JENKINS TAMEKA NICHOLE
64	6812 PASSAGE DR	LUCAS MARTHA JEAN
65	6808 PASSAGE DR	JACKSON ROLSHELL
66	6804 PASSAGE DR	FUENTES IRMA
67	6803 CLARKTOWN CT	WILLS BENJAMIN & SARA
68	6807 CLARKTOWN CT	SANCHEZ ENRIQUE JR
69	6811 CLARKTOWN CT	MURATA LYNLEE MARIA
70	6815 CLARKTOWN CT	DORSEY MONICA D
71	6816 CLARKTOWN CT	WILMINGTON SAVINGS FUND SOCIETY
72	6812 CLARKTOWN CT	FEARS MELISSA ANNETTE
73	8277 CLARKVIEW DR	HOWARDLANDRUM LAWNITA DAWNYELL
74	8281 CLARKVIEW DR	WATTS TANISHA L
75	8285 CLARKVIEW DR	MURANDA JOCONIA &
76	8289 CLARKVIEW DR	FALKQUAY CECILIA T
77	8293 CLARKVIEW DR	NGUYEN LANCE
78	6719 CLARKWOOD DR	BROOKS CHERYL JEAN
79	6723 CLARKWOOD DR	WILLIAMS MARTHA
80	6828 CLARK RIDGE DR	WALKER JANICE
81	6824 CLARK RIDGE DR	AMELA CAROLE AGITO & CHRISTIAN LOMOTO
82	6820 CLARK RIDGE DR	ANDREWS SHAUNAE N
83	6816 CLARK RIDGE DR	FERNANDEZ MARIA D
84	6812 CLARK RIDGE DR	BRISTER DENISE
85	6808 CLARK RIDGE DR	SCOTT LOUIS M
86	6802 CLARK RIDGE DR	ELIZONDO ALEX & ANGELES DE JESUS
87	8203 CLARK SPRINGS DR	KLINGENSMITH JAMES RICHARD &
88	8207 CLARK SPRINGS DR	BANDARODRIGUEZ JOSE LUIS

Z167-101(OTH)

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8211 CLARK SPRINGS DR	MAULL JAMIE CHARLENE
90	8215 CLARK SPRINGS DR	JOHNSON GAY & LARRY
91	8219 CLARK SPRINGS DR	ROQUEMORE ERICKA M
92	8223 CLARK SPRINGS DR	LINDSEY ANTHONY W & LUCRETIA A
93	8227 CLARK SPRINGS DR	KING EVADA C
94	8231 CLARK SPRINGS DR	TAYLOR ARGUADIA CASHAL
95	8235 CLARK SPRINGS DR	ADELEKE ADEWALE T
96	8239 CLARK SPRINGS DR	LOVELACE SHANTER S
97	8243 CLARK SPRINGS DR	SPEED ZORANA
98	8247 CLARK SPRINGS DR	BOLDEN SHARON M
99	8251 CLARK SPRINGS DR	WILSON ALLAN
100	8255 CLARK SPRINGS DR	THAMMAVONG KYLE & SOPHIA
101	8259 CLARK SPRINGS DR	WILLIAMS PORTIA
102	8263 CLARK SPRINGS DR	CONTRERAS EDGAR
103	8267 CLARK SPRINGS DR	WASHINGTON ELLA &
104	8271 CLARK SPRINGS DR	HARDY DEBRA JOYCE & DARREN DEWAYNE
105	8275 CLARK SPRINGS DR	SANDERS BRANDON L &
106	6703 CLARKWOOD DR	WILMINGTON SAVINGS FUND SOCIETY
107	6707 CLARKWOOD DR	MABRY BETTY J
108	8282 CLARKVIEW DR	BROWN TOYA
109	8278 CLARKVIEW DR	JONES L OREAL HELAINE
110	8274 CLARKVIEW DR	TOBUN ADEMOLA &
111	8270 CLARKVIEW DR	ALVAREZ HUGO
112	8266 CLARKVIEW DR	RUSHDAN VALERIE D
113	8262 CLARKVIEW DR	FUNES JOSE ALEXANDER
114	8258 CLARKVIEW DR	YOUNG DANIELLE
115	8254 CLARKVIEW DR	SISTRUNK TERRELL B
116	8250 CLARKVIEW DR	ANDERSON LEDORA W
117	8246 CLARKVIEW DR	SIMS DANA ELIZABETH
118	8242 CLARKVIEW DR	THAMES LAMONICA
119	8238 CLARKVIEW DR	KING DEMARCO RASHAD & VIRGINIA ANN

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	8234 CLARKVIEW DR	SIMPSON SURENA D
121	8230 CLARKVIEW DR	MCGRIFF EVETTA L
122	8226 CLARKVIEW DR	RUSSELL WILLIAM
123	8222 CLARKVIEW DR	THOMAS KATIE N
124	8218 CLARKVIEW DR	RAMEY COLLIS J &
125	8214 CLARKVIEW DR	RICHARDS JESSICA N
126	8210 CLARKVIEW DR	LEWIS TERRI L
127	8206 CLARKVIEW DR	RODRIGUEZ RIVERA ARVIN M
128	8202 CLARKVIEW DR	DREW DIANNA LYNN
129	8229 CLARKVIEW DR	BROWN JAURICE L SR & CYNTHIA D BROWN
130	8233 CLARKVIEW DR	MARTINEZ ARACELI
131	8237 CLARKVIEW DR	HUFF LA VYTRICE D
132	8241 CLARKVIEW DR	FRANKS CHRISTOPHER N & DESTINI L
133	8245 CLARKVIEW DR	CRITTENDEN RUTHA
134	8242 MERRIWEATHER DR	ANDERSON DEBRA N
135	8238 MERRIWEATHER DR	LOPEZ KIMBERLY
136	8234 MERRIWEATHER DR	STEPHENS AJ
137	8230 MERRIWEATHER DR	AMH 2014 1 BORROWER LLC
138	8226 MERRIWEATHER DR	FULLER NAKIA A
139	6800 CLARKRIDGE DR	WILDWOOD DEV CO 1 LTD
140	6827 CLARK VISTA DR	DAL 2 SF LLC
141	6823 CLARK VISTA DR	CARR MARCUS
142	6819 CLARK VISTA DR	FISCHER CAROLYN
143	6815 CLARK VISTA DR	HURD KETTI ROCHELL
144	6811 CLARK VISTA DR	OVALLE VIRIDIANA
145	6807 CLARK VISTA DR	JOHNSON KEISHA T
146	6803 CLARK VISTA DR	GARCIA JOSE O
147	6802 CLARK VISTA DR	DAVALOS JUAN
148	6806 CLARK VISTA DR	SARROUH SOUHEIL
149	6810 CLARK VISTA DR	ISMAEL PAVIA &
150	6814 CLARK VISTA DR	FIRSTLEY TYISHA T

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6818 CLARK VISTA DR	BUNTING TAMMY L
152	6822 CLARK VISTA DR	COLCLOUGH LAMEKA
153	6826 CLARK VISTA DR	RAMIREZ MELVIN A
154	6853 CLARKRIDGE DR	TRKM GLOBAL INVESTMENTS INC
155	6849 CLARKRIDGE DR	WILLIAMS TERRY &
156	6845 CLARKRIDGE DR	BRIDGES HENRY
157	6841 CLARKRIDGE DR	SMITH LATONYA F &
158	6837 CLARKRIDGE DR	BALLARD CHARLENE &
159	6833 CLARKRIDGE DR	TAYLOR SAMANTHA E
160	6829 CLARKRIDGE DR	CHAVARRIA LETICIA S
161	6825 CLARKRIDGE DR	JONES DWAINIA L
162	1226 W CAMP WISDOM RD	BURSON GERALD D
163	1222 W CAMP WISDOM RD	EVANS TONY & VIRGINIA R
164	1218 W CAMP WISDOM RD	EDWARDS MATTIE
165	1214 W CAMP WISDOM RD	ROBINSONWHITE MABLE LEE
166	1210 W CAMP WISDOM RD	WOOTEN LE ROY JR &
167	1206 W CAMP WISDOM RD	DRISCOLL THOMAS B &
168	1202 W CAMP WISDOM RD	ANDERSON JOHN L & JOY G
169	702 ROYAL OAK DR	LATHAM JOHN H
170	638 CASA GRANDE PL	MASK RUSSELL L & PENNY C
171	634 CASA GRANDE PL	JOHNSON VERNOY EMANUEL
172	710 N CASA GRANDE CIR	MEYER ANDRE
173	708 N CASA GRANDE CIR	MACLEAN RICHARD S & LORI
174	702 N CASA GRANDE CIR	RIOS JUAN
175	1302 W CAMP WISDOM RD	THOMAS MYRTLE A
176	1306 W CAMP WISDOM RD	FARJARDO JESSICA &
177	714 KEYWE PL	GAONA RICARDO
178	706 KEYWE PL	FERNANDEZ JOSE R &
179	702 KEYWE PL	PERRY TIMOTHY L & ANNE G
180	703 KEYWE PL	WALKER LEON & ROSE
181	711 KEYWE PL	MCCALLUM ELAINE

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11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	707 KEYWE PL	JOHANSEN MARK C
183	700 N CLARK RD	MAKANCLARK LTD &
184	626 N CLARK RD	RSK GROUP INC

FILE NUMBER: Z145-157(WE) **DATE FILED:** January 7, 2015
LOCATION: West line of Midway Road, north of South Better Drive
COUNCIL DISTRICT: 13 **MAPSCO:** 24K
SIZE OF REQUEST: Approx. ±42 acres **CENSUS TRACT:** 95.00

APPLICANT / OWNER: The Episcopal School of Dallas, Inc., & WBL Family Investments, Inc.

REPRESENTATIVE: Kirk Williams and Laura Hoffmann
Winstead PC

REQUEST: An application for an amendment to, and an expansion of, Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400.

SUMMARY: The purpose of this request is to allow for the expansion of Planned Development District No. 400 to permit the expansion of the campus [Episcopal School of Dallas, Inc.]. The expansion will consist of constructing an 85,000 square foot elementary school on the south side of Montwood Lane and change certain provisions related to athletic fields, hours of operation, sound, structure height, and landscaping.

STAFF RECOMMENDATION: Approval, subject to a revised development plan, buffer landscape plan, buffer landscape plan detail, tree preservation list, traffic management plan and staff's recommended conditions.

PREVIOUS ACTION: On November 10, 2016, November 17, 2016, and January 5, 2017, the City Plan Commission held this case under advisement to continue discussions with the applicant and neighborhood regarding the proposed zoning case. This case was held under advisement until February 2, 2017.

BACKGROUND INFORMATION:

- On June 22, 1994, the City Council approved Planned Development District No. 400 for R-16(A) Single Family District uses and a private school on property zoned an R-16(A) Single Family District.
- The City Council approved three amendments to Planned Development District No. 400 (total 34.4 acres) and the City Plan Commission approved a total of nine minor amendments from October 13, 1994, and August 13, 2013.
- On April 13, 2016, the City Council approved the abandonment of Montwood Lane and a garage collection and utility easement.
- The applicant proposes to expand the existing campus by 7.6 acres to include an elementary school, which is currently operating off-site. The addition of the elementary school on site will allow for all grade levels [Kindergarten through 12th grade] to be located on one campus.
- The site is surrounded by primarily residential uses. Properties that are located on the east side of Midway Road are developed with single family uses and retail and personal service uses.

Zoning History: There have not been any zoning changes in the surrounding area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Midway Road	Principal Arterial	80 ft. -100 ft.	80 ft. -100 ft.
Merrill Road	Local	60 ft.	60 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. However, there is discussion with the applicant and neighborhood to hire an independent traffic engineer to study the traffic flow on Midway Road as a result of several public and private schools in immediate area.

The adjacent neighborhood is concerned that the additional construction of the elementary school could increase the traffic flow on Midway Road. The applicant has agreed to address the neighborhoods' concern by indicating in a "Good Neighbors Policy" to provide at least two-peace officers on Midway Road. The peace officers will assist in preventing any traffic issues that may occur during the student's dropped-off or picked-up times. The "Good Neighbor Policy" is not part of the Traffic Management

Plan” or is incorporated in the Planned Development conditions. The Policy is a guide for the residents and the school to monitor the activities that are associated with the certain school functions.

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 expansion of the campus and additional provisions in the Planned Development conditions may address the concerns the adjacent property owners have with the school’s activities. Even though the expansion encroaches into a residential area, the proposed structure height of 40-feet for the elementary school is subject to the residential proximity slope. The elementary school’s southern façade is setback approximately 50 from the property owner’s property line. In order for the elementary school to reach the maximum structure height of 40 feet, a portion of the school will have to be a least 120 feet from the southern residential property line. The school is a staple in the community.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 400, R-16(A)	Public School, Single Family, Undeveloped
North	R-16(A)	Single Family
South	R-16(A)	Single Family
East	R-10(A), PD No. 627, LO-1, NS(A)-D, R-16(A)	Single Family, Office, Retail
West	R-16(A)	Single Family

Land Use Compatibility: The site is predominately developed with a private school in a residential neighborhood. The applicant's request for an amendment to, and an expansion of, Planned Development District No. 400 will allow for the construction of a two-story, 85,000 square foot elementary school on the southern portion of the campus. Currently, the expansion area is developed with approximately nine single family dwellings. In addition, the applicant is proposing expansion of several existing buildings on campus. As a note, the previous approved development shows several future building expansions campus.

Currently, the campus is developed with 284,075 square feet of floor area and the administration is proposing to expand the campus by an additional 218,325 square feet of floor area. Also, the maximum structure height for certain buildings will increase from 48 feet to 54 feet. On April 13, 2016, the City Council approved the abandonment of Montwood Lane and a garage collection and utility easement. A portion of Montwood Lane will be reconfigured to allow for queuing and off-street parking for the lower and upper school.

During the zoning process, the applicant met with the neighborhood on several occasions to discuss the proposed development of the elementary school as well as other issues pertaining to stadium noise, the use of the athletic fields, structure height, and lighting. The compatibility of the development of the new elementary school in close proximity to the residential dwellings was a major concern. Prior to the expansion of the campus that included the abandonment of and the acquisition single family dwellings on Montwood Lane; there was a significant buffer that separated the residents to the south of the school. The buffer consisted of Montwood Lane, which is a 65-foot right-of-way and a 35-foot side yard that included a three-foot berm and landscape area.

The applicant agreed to design the school and preserve certain mature trees and limit the structure height to two stories. In addition, staff inserted language in the Planned Development conditions that addressed the residential proximity slope [RPS]. The development of building #2, which is on the south side of Merrell Road, is approximately 25 feet from the nearest residential property line. The entire site will have to comply with the RPS.

Additional discussions that involved the compatibility and the quality of life for the adjacent residents centered on the following issues: the number of sporting activities being held at the stadium and athletic fields and the number of non-sporting events and the amount of noise that is being generated from the various activities on campus. Moreover, due to the close proximity of the elementary school and the lower school play area to the adjacent residents, restrictions on the time of use for the abovementioned items have been imposed in the PDD conditions.

Staff has reviewed and recommends approval of the applicant's request for an amendment to and expansion of PDD No. 400 subject to staff's recommended condition. Even though there is encroachment into the residential area, the provisions that are being made in the PDD conditions to define the activities, limiting the teams that are permitted to use the athletic and stadium fields, and the time restrictions on the those uses, could limit any potential negative impacts on the adjacent properties.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-16(A) - existing Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family
PDD No. 400- existing Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	48' max 70' flag poles & spires	30%		Single family, Private school;
PDD No. 400- proposed Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	54' max 70' flag poles & spires	30%	RPS	Single family, Private school;

Landscaping: Landscaping must be provided in accordance with Article X and the attached buffer landscape plan.

There have been discussions with the City, neighborhood and applicant that addressed the tree preservation and landscaping of the area that is designated for the lower school. Currently, the area is developed with several single family dwellings that serve as a buffer to the existing campus. In addition, on the southwest corner of Montwood Lane and Midway Road, there are several large trees that the neighborhood requested be preserved. The area designated as “Parking Area A” has been designed to preserve several large trees within the parking lot. In addition, the design of the elementary school’s southern façade is an example of the agreement between the school and neighbors to save specific trees. The applicant has agreed to preserve as many trees as possible and have identified the trees on a Tree Preservation List.

As it relates to screening the proposed lower school [elementary school], the applicant will install a minimum eight-foot masonry wall along the southern property line as well as along a portion of the western property line and plant a minimum of three-inch caliper large canopy trees along the brick wall. The large canopy trees are an additional visual screening measure between the neighbors and the school. Please note, there is a 25-foot D.P. & L Co. easement and a five-foot sewer easement on the southern portion of the site that provides a landscape buffer between the existing residential dwellings and the proposed one-story elementary school. It is anticipated that the plant materials adjacent to the masonry wall will also absorb some of the noise from the school’s activities.

Parking: The requirement for off-street parking for the school is derived by the following criterion: 1) the number of classrooms, and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The total number of proposed classrooms determines the number of required parking spaces. The Dallas Development Code requirement for off-street parking for a school is as follows:

- one and three-half spaces for each kindergarten / elementary school classroom;
- three and one half spaces for each middle school classroom; and
- nine and one half spaces for each high school classroom.

The current number of required off-street parking spaces for the school is 371 spaces for 73 middle and high school classrooms. With the proposed addition of the elementary school, the total number of required off-street parking spaces on campus will increase to 425 spaces. There are currently 527 off-street parking spaces constructed on site.

The applicant has provided a parking demand study that shows the addition of the elementary school coupled with the parking demands for the existing middle and high school. Based on the parking study, the campus will exceed the required parking demands. The proposed buildings that will be constructed on campus will be developed in phases, but during the construction phase, the number of off-street parking spaces on campus will remain at 389 spaces at all times. Upon completion of the elementary school and building #2, the campus will provide a total of 607 spaces.

In addition, the applicant will provide a "Good Neighbors Policy" that was agreed upon with the neighborhood. This Policy is an agreement between ESD and the community to work together to address specific concerns as it relates to the school's activities, such as noise, stadium lighting, off-street parking on both sides of Merrell Street, traffic control on Midway Road, etc. Currently, students are parking on both sides of Merrell Street and the additional parking lots that are being proposed on campus will eliminate the parking on Merrell Street.

Staff has requested that the applicant establish a procedure that could indicate if a student is parking on Merrell Street, after the proposed parking lots are constructed. One procedure mentioned was to issue parking permits to the students. Even though there were discussed, the issuing of student permits is not part of the proposed Planned Development conditions.

PDD conditions: Staff and the applicant have met on several occasions to discuss the proposed conditions. However, there are some issues that were not resolved as it relates to the amplified sound and the time restrictions to use the facilities that pertain to the athletic fields, stadium field and lower school play area. Staff is recommending prohibiting any amplified sound on campus to only emergency warning systems, announcements during sporting events and to the Chapel Green area. Prohibiting the sound to only these activities is expected to limit and reduce the amount of noise being generated by the sporting and non-sporting events. As it relates to the Chapel Green area, staff is limiting the number of activities to five per year. It is staff's understanding that this area is being used for graduations, wedding and other activities.

The applicant, on the other hand, is proposing to prohibit amplified sound to only emergency warning systems but with the following exceptions: walk up music from a portable device during a school sporting events, announcements during school sporting events on the baseball field, and performance music may also be played on portable speakers during practices for cheerleading and dance performances. Amplified sound and use of whistles is prohibited for wellness programs. In addition, the applicant has requested that the amplified sound does apply to the Chapel Green area. The Chapel Green area is located near the center of the campus, which is adjacent to the Chapel. The applicant contends that the sound from the events should not adversely

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affect/impact the adjacent property owners and have included language in the conditions regarding amplified sound from the Chapel Green area cannot exceed 56 dBA to the nearest residential property. The 56 dBA is the standard noise level that is established in the Code for a residential district.

Another issue where staff and the applicant could not agree upon is the times in which certain activities can operate. Even though the times are relatively close, staff is concerned with the noise that may be generated from such activities. The residents have requested some relief from the noise that is generated from the activities on campus.

PARKING DEMAND STUDY



MEMORANDUM

To: Ms. Meredyth M. Coyle
The Episcopal School of Dallas

From: Scot Johnson P.E., PTOE
Kimley-Horn and Associates, Inc.
Registered Firm #928

Date: April 21, 2016

Subject: The Episcopal School of Dallas Master Plan Z145-157
Parking Demand Study



Introduction

Kimley-Horn performed parking observations on the two ESD campuses on April 5, 2016. This memorandum documents those observations and compares the results against the proposed parking supply of the combined K-12 campus under the school's proposed master plan.

Parking Observations

Kimley-Horn observed daytime parking occupancy on the Merrell campus (Middle and Upper School, future combined K-12 campus) and the Colgate campus (Lower School) on Tuesday, April 5, 2016. This was a typical school day in all respects. Each campus was observed in the midmorning (approximately 10:30 AM) and in midafternoon (approximately 1:30 PM) when the school parking demands would be highest.

Adjacent to the Merrell campus, vehicles connected to the school which were on-street parked on Merrell Road and Montwood Lane were also counted. In both locations, there were additional unused on-street spaces available, so the occupancy count is a good indication of actual demand.

The parking observations are summarized in **Table 1**. The highest parking occupancy at both campuses occurred during the 1:30 PM observations, so all discussion is based on those results.

The Merrell campus showed a total of 348 spaces occupied within the campus, plus an additional 55 vehicles on Merrell Road and 40 on Montwood Lane. The total parking demand for on-campus and on-street was 443 vehicles. Vehicles standing in the carpool queue areas were not counted as occupying parking spaces.

On the Colgate campus, the highest observed parking occupancy was 64 vehicles.

Combined, the two campuses had an observed parking demand of 507 vehicles during the school day.

Table 1. ESD Parking Supply and Demand

Merrell Campus Parking Area	Existing Spaces Per GFF DP	Observed Parking Occupancy		Future Spaces Per GFF DP
		10:30 AM	1:30 PM	
A (future southeast lot)	0	N/A	N/A	190
B (existing south lot)	40	37 Plus 2 standing	37 Plus 6 standing	55
C (existing main lot on Merrell)	137	111	110	38
D (existing Sr and Jr lots)	188	177	179	299
E (existing Frank Center lot)	24	22	22	25
Campus Subtotal:	389	347	348	607
Merrell Road On-Street:		54	55	
Montwood Lane On-Street:		38	40	
Merrell Campus Total Demand:		439	443	
Lower School Colgate Campus Parking Occupancy:		60	64	
Combined Campus Total Demand:		499	507	

Parking Supply Discussion

For the existing Merrell campus, the on-campus parking supply is 389 spaces, and the overall existing Merrell campus parking demand is for 443 spaces. The shortfall of on-campus spaces is currently made up for by on-street parking on Merrell Road and Montwood Lane. The usage of on-street parking is not only for convenience, but represents some vehicles which cannot be accommodated on the current campus.

Per the GFF development plan for the ESD master plan, the future on-campus parking supply would be 607 spaces, a net increase of 218 spaces over the existing supply. A new Area A parking lot of 190 spaces would be built in the southeast corner of the campus, Area B would become the larger Montwood Loop loading area with additional parking, and additional spaces would be added to the existing Area D north of Merrell Road. These additions offset the reduction to the Area C parking capacity where some current spaces are used for building the core campus.

The future parking demand on the K-12 Merrell campus would be the current Merrell parking demands, plus the Lower School demand which is currently on the Colgate campus. This addition conservatively assumes there are no efficiencies of scale to be gained from consolidating services like administration, food service, maintenance, etc. As noted, the combined parking demand from the K-12 uses is 507 spaces.

With a future demand of 507 spaces for K-12, and a master plan supply of 607 spaces, the school day parking demand of ESD will be completely contained within the on-campus parking spaces of the Merrell campus. The school would have a surplus of 100 spaces within the campus. No usage of on-street parking on Merrell Road would be necessary to meet the school's daytime parking demands.

END

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ESD SCHOOL



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As of January 5, 2015

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6. Ruth M. Burke, Assistant Head of School
7. Reid Prichett, Assistant Head of School
8. Robert A. Buchholz, Chief Financial Officer

I certify this to be true and correct as of the date first written above:

A handwritten signature in black ink, appearing to read "Meredyth M. Cole", is written over a horizontal line.

Meredyth M. Cole, Head of School

BOARD OF OFFICERS
WBL Family Investments

WBL FAMILY INVESTMENTS, INC.
4100 MERRELL ROAD
DALLAS, TEXAS 75229

Directors and Officers of WBL Family Investments, Inc.

January 5, 2015

Board of Directors:

1. Meredyth M. Cole, Chairman
2. Ruth M. Burke
3. Robert A. Buchholz

Officers:

1. Meredyth M. Cole, President
2. Ruth M. Burke, Secretary
3. Robert A. Buchholz, Treasurer and Chief Financial Officer

I certify this to be true and correct as of the date first written above:



Meredyth M. Cole, Chairman of the Board of Directors

PROPOSED PDD CONDITIONS

ARTICLE 400.

PD 400.

SEC. 51P-400.101. LEGISLATIVE HISTORY.

PD 400 was established by Ordinance No. 22096, passed by the Dallas City Council on June 22, 1994. Ordinance No. 22096 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22096 was amended by Ordinance No. 24420, passed by the Dallas City Council on October 11, 2000.

SEC. 51P-400.102. PROPERTY LOCATION AND SIZE.

PD 400 is established on property generally located at the southwest and northwest corners of Merrell Road and Midway Road. The size of PD 400 is approximately + 42 [35.173] acres.

SEC. 51P-400.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) ANNOUNCEMENTS means that amplified sound being used during football, soccer, lacrosse, field hockey, and track and field in the stadium and baseball or softball games in the athletic fields and is limited to the National Anthem, introduction of players/officials, scores, penalties, errors, calls on the field, and related matters. Announcements during football games in the stadium field will also include play by play calls, halftime entertainment, and related matters.

(2) ATHLETIC FIELDS means the athletic fields indicated on the development plan on the north side of Merrell Road.

(3) CONFERENCE means an interscholastic athletic conference or a lacrosse league made up of school age children that the private school on the Property is a member of.

(4) FALL TERM means a time period in which classes are held from August through December.

(5) LACROSSE CONFERENCE TOURNAMENT means a lacrosse tournament played at the athletic fields and the stadium field that is either an SPC tournament event or a Texas High School Lacrosse League tournament. The only lacrosse tournaments permitted are lacrosse conference tournaments.

(6) LOWER SCHOOL means an area where an elementary school is developed on the Property. The lower school includes pre-kindergarten through fourth grades.

(7) LOWER SCHOOL PLAY AREA means the lower school play area as indicated on the development plan that is used only for recess, physical education and recreation of students that attend the lower school.

(8) SCHOOL LACROSSE means a lacrosse program that is comprised of students that attend the private school on the Property.

(9) SCHOOL SPORTING EVENT means a scheduled sports competition that includes teams from the private school located on the Property and conference games. School sporting events include cheerleading and dance team performances. School sporting events do not include practices.

(10) SPC TOURNAMENT EVENT means one or more scheduled sports competitions that include teams from the Southwest Preparatory Conference (SPC) or its successor athletic conference that the private school on the Property is a member of. SPC refers to the athletic conference comprised of member schools accredited by the Independent Schools Association of the Southwest who join together for interscholastic athletic activities for their schools' students.

(11) SPECIAL EVENTS means non-school events on the stadium field and athletic field that are sanctioned by the private school on the Property, including but not limited to field days, fundraising, community service, charitable, philanthropic, and related community activities.

(12) SPRING TERM means a time period in which classes are held from January through June.

(13) SUMMER means the time period between the end of spring term and August 1.

(14) STADIUM FIELD means the stadium field indicated on the development plan.

(15) WELLNESS PROGRAM means individual or group exercise, health, or wellness instructional programs sponsored by the private school that include less than 10 people per class or program.

(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-400.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 400A: development plan.
- (2) Exhibit 400B: buffer landscape plan.
- (3) Exhibit 400C: buffer landscape plan detail.
- (4) Exhibit 400D: tree preservation list.
- (5) Exhibit 400E: traffic management plan.

SEC. 51P-400.104. DEVELOPMENT PLAN.

(a) In general. Development and use of the Property must comply with the development plan (Exhibit 400A). If there is [In the event of] a conflict between the text [provisions] of this article and the development plan, the text [provisions] of this article controls.

(b) Minor amendments

(1) For a minor amendment anywhere in this district, notice must be given as if the minor amendment covers the entire district.

(2) The Walnut Hill Homeowners Association and the Walnut Ridge Neighborhood Association must be notified at the addresses listed in Section 51P-400.113.1 at least 30 days prior to the submittal of a minor amendment application.

~~[(b) Future phases. Future phases are not required to be developed in numerical sequence.]~~

~~[(c) Exhibit 400A shows existing development of the Property as of October 11, 2000. Any structure labelled "TO BE REMOVED" on Exhibit 400A may remain on the Property until the completion of Phase VI or Phase VII, whichever occurs first.]~~

SEC. 51P-400.105. MAIN USES PERMITTED.

(a) Except as provided in this section, t[F]he only main uses permitted [in this district] are those main uses permitted in the R-16(A) Single Family District, subject to the same conditions applicable in the R-16(A) Single Family District, as set out in Chapter 51A [the Dallas Development Code, except that a private school is permitted by right]. For example, a use permitted in the in the R-16(A) Single Family District only by specific use permit (SUP) is permitted in this district [PD] only by SUP; a use subject to development impact review (DIR) in the R-16(A) Single Family District is subject to DIR in this district; etc. [PD].

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

-- Private school.

SEC. 51P-400.106. ACCESSORY USES.

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

SEC. 51P-400.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. 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, t[~~T~~]he yard, lot, and space regulations for the ~~[development standards contained in Section 51A-4.112(c), "R-16(A) Single Family District"]~~ apply ~~[to this PD, except as otherwise required by these conditions].~~

(b) Private school.

(1~~b~~) Floor area. Maximum floor area for the buildings ~~[each phase to be developed is]~~ shown on the development plan is as follows: [-]

(A) Building 1: 10,000 square feet.

(B) Building 2: 82,500 square feet.

(C) Building 3: 210,000 square feet.

(D) Building 4: 12,400 square feet.

(E) Building 5: 66,000 square feet.

(F) Building 6: 35,000 square feet.

(G) Building 7: 85,000 square feet.

(H) Building 8: 1,500 square feet.

(2~~e~~) Height.

(A~~4~~)~~[-Maximum structure height is 48 feet,] E[~~e~~]xcept as ~~[otherwise]~~ provided in this paragraph, maximum structure height is 30 feet. ~~[required by these conditions.]~~~~

(B) Maximum structure height for the buildings shown on the development plan is as follows:

(i) Building 1: 24 feet

(ii) Building 2: 40 feet

(iii) Building 3: 54 feet

(iv) Building 4: 54 feet

(v) Building 5: 36 feet

(vi) Building 6: 54 feet

(vii) Building 7: 40 feet

(viii) Building 8: 24 feet

(C) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

~~[(2) Maximum structure height for Phase VI is 35 feet.]~~

~~[(3) Maximum structure height for Phase X is 70 feet for the eastern 35 percent of the structure, and 48 feet for the remaining portion of the structure, as shown on the development plan.]~~

~~[(4) Maximum structure height for Phase XII is 30 feet.]~~

(C[5]) Spires and flagpoles may not exceed 70 feet and must comply with the residential proximity slope.

(D[6]) Athletic field lighting poles may not exceed 60 feet and must comply with the residential proximity slope.

~~[(7) All structures, except for the Phase VI and Phase XII buildings as shown on the development plan, must comply with the residential proximity slope regulations contained in Section 51A-4.412.]~~

(3[d]) Lot coverage. Maximum lot coverage is 30 percent [for nonresidential structures]. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(4[e]) Stories.

~~[(A) Maximum number of stories above grade is three.]~~

(A) Buildings 1, 4 and 8. Maximum number of stories above grade is one.

(B) Buildings 2, 5 and 7. Maximum number of stories above grade is two.

(C) Buildings 3 and 6. Maximum number of stories above grade is three.

SEC. 51P-400.108. OFF-STREET PARKING AND LOADING.

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

(b) Private School

(1) Off-street parking and loading must be provided as shown on the development plan.

(2) [~~For a private school use,~~] Off-street parking and loading must be provided as required by Division 51A-4.200, [~~Section 51A-4.204(17), "Public or Private School,"~~] except that six spaces per senior high school classroom are required.

(3) A minimum of 389 off-street parking spaces must be provided.

(4) A minimum of 502 off-street parking spaces must be provided after a certificate of occupancy has been issued for the lower school.

(5) Upon issuance of a certificate of occupancy that adds new floor area to Building 2 as shown on the development plan, a minimum of 607 off-street parking spaces must be provided. [~~Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for other uses.~~]

SEC. 51P-400.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) Except as provided in this section, s[§]ee Article VI.

(b) If the director determines that a violation of Article VI has occurred, the director may require the Property owner or operators to provide a noise study, prepared by a registered engineer, measuring noise generated during a minimum of four scheduled school sporting events at the stadium field. Measurements will be taken at the closest residentially zoned property lot lines to the north, south, east, and west of the stadium field. If the director determines that the submitted noise analysis results in levels of noise that exceed Article VI requirements or otherwise creates a nuisance, the director shall require the Property owner to submit an outline of proposed improvements to mitigate reported noise levels. If the Property owner fails to submit an outline of the required improvements within 30 days after the director's request, the director shall

notify the city plan commission. For purposes of this subsection, "scheduled athletic games" are those athletic games published on the official website of the private school located on the Property.

(c) An emergency warning system for a private school is permitted to sound at the following times:

(1) between 7:00 a.m. and 10:00 p.m., or during school scheduled activities, Monday through Saturday.

(2) between 11:00 a.m. and 7:00 p.m., Sunday.

(d) Except as provided in this subsection and Section 109.1, outdoor amplified sound is prohibited. Up to five amplified events may occur annually in the chapel green area shown on the development plan.

(e) Except for the occasional school football game at the stadium field, a use may not be conducted that creates a sound pressure level on the bounding lot line that exceeds a 56 dBA decibel limit. The sound measurement for determining the decibel level for purposes of this paragraph must use the requirements for measuring sound set forth in Section 51A-6.102.

(f) Use of air horns, bullhorns, or vuvuzela horns is prohibited.

SEC. 51P-400.109.1. ATHLETIC FIELDS, STADIUM FIELD AND LOWER SCHOOL PLAY AREA.

(a) In general. The only athletic and recreation fields permitted are the athletic fields, lower school play area and stadium fields as shown on the development plan. Any school sporting event is prohibited on the athletic fields, lower school play area and stadium fields during the summer on Saturday and Sundays except for baseball and softball.

(1) The only lacrosse tournaments permitted are lacrosse conference tournaments. A maximum of four lacrosse conference tournaments are permitted per calendar year.

Staff's Recommendation

(2) A maximum of six special events are permitted per calendar year, with each special event limited to no more than eight hours total duration [and no more than 30 minutes before such 8 hour time period for set-up and tear down excluding deliveries.]

Applicant's Proposal

(2) A maximum of six special events are permitted per calendar year, with each special event limited to no more than eight hours total duration and no more than 30 minutes before such 8 hour time period for set-up and tear down excluding deliveries.

(b) Athletic fields.

Staff's Recommendation

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems and announcements during school sporting events on the baseball field.

Applicant's Proposal

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems, walk up music from a portable device during a school sporting events, and announcements during school sporting events on the baseball field. Amplified sound and use of whistles is prohibited for wellness programs.

(2) Time restrictions on use.

(A) The athletic fields may only be utilized during the times specified in this paragraph. The athletic fields are closed at all other times. Except as provided in this paragraph, the athletic fields may only operate between 7:00 a.m. to 8:00 p.m. daily.

(B) Except as provided in this paragraph, athletic practices, scrimmages, and school sporting events are only allowed during the following hours:

(i) 7:00 a.m. to 8:00 p.m., Monday to Friday.

(ii) 9:00 a.m. to 6:00 p.m., Saturday

(iii) 12:00 p.m. to 6:00 p.m. Sunday

(C) SPC tournament events. The athletic fields may be used for SPC tournament events only during the following hours.

(i) 7:00 a.m. to 9:00 p.m., Monday to Friday.

(ii) 8:00 a.m. to 9:00 p.m., Saturday

(iii) 12:00 p.m. to 6:00 p.m. Sunday

(D) Special events. The athletic fields may be used for special events only between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

Staff's Recommendation

(E) Summer. Except as provided in this subparagraph, the athletic fields may be used during the summer only between: 8:00 a.m. and 6:00 p.m. Monday through Friday.

Applicant's Proposal

(E) Summer. Except as provided in this subparagraph, the athletic fields may be used during the summer only between: 8:00 a.m. and 8:00 p.m. Monday through Friday.

(i) Baseball and softball fields may also be used between the hours of 8:00 a.m. to 8:00 p.m. Saturday.

Staff's Recommendation

(iii) Tennis courts in the athletic field area may be used seven days a week between the hours of 8:00 a.m. and 8:00 p.m.

Applicant's Proposal

(iii) Tennis courts in athletic field area may be used year-round between the hours of 7:00 a.m. to 8:00 p.m. seven days a week.

Staff's Recommendation

~~[(F) The hours of operation are not restricted for wellness programs.]~~

Applicant's Proposal

(F) The hours of operation are not restricted for wellness programs.

(3) Lighting. Except for security lighting, athletic field lighting is prohibited. Security lighting may not be directed to illuminate the athletic fields.

(4) Use of the athletic fields for athletic practices and scrimmages is limited to students of the private school on the Property.

(c) Stadium field.

Staff's Recommendation

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems and announcements during school sporting events.

Applicant's Proposal

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems, announcements and half-time performance music during school sporting events. Performance music may also be played on portable speakers during practices for cheerleading and dance performances. Amplified sound and use of whistles is prohibited for wellness programs.

(2) Time restrictions on use.

(A) The stadium field may only be utilized during the times specified in this paragraph. The stadium field is closed at all other times.

(B) Except as provided in this paragraph, the stadium field may only be used for school sporting events between 7:00 a.m. and 10:00 p.m., or 30 minutes after a school sporting event ends, whichever is the later. With the exception of weather delays, no school sporting event may begin after 8:30 p.m.

(C) School sporting events that are non-conference games must end by 8:00 p.m. Monday through Saturday and 6:00 p.m. Sunday.

(D) Except as provided in this subparagraph, the stadium field may be used for athletic practices and scrimmages only during the following hours:

(i) 7:00 a.m. to 8:00 p.m., Monday through Friday.

Staff's Recommendation

(ii) 9:00 a.m. to 6:00 p.m., Saturday

Applicant's Proposal

(ii) 8:00 a.m. to 6:00 p.m., Saturday

(iii) 12:00 p.m. to 6:00 p.m. Sunday

(E) The only lacrosse tournaments permitted are lacrosse conference tournaments.

(F) The stadium field may be used for special events only between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

Staff's Recommendation

(G) Summer. The stadium field may be used during the summer only between 9:00 a.m. and 6:00 p.m., Monday through Friday.

Applicant's Proposal

(G) Summer. The stadium field may be used during the summer only between 8:00 a.m. to 8:00 p.m., Monday through Friday.

Staff's Recommendation

[~~(H) The hours of operation are not restricted for wellness programs.]~~

Applicant's Proposal

(H) The hours of operation are not restricted for wellness programs.

(3) Lighting.

(A) After 8:00 p.m. stadium field lighting, other than security lighting, is prohibited except that stadium field lighting may be utilized for school sporting events and must be turned off 30 minutes after the school sporting event terminates.

(B) Lighting is prohibited on Sunday.

(C) Security lighting may not be directed to illuminate the field

(4) Stadium scoreboard.

(A) Only one scoreboard is permitted with a maximum effective area is 780 square feet and a maximum height is 30 feet.

(B) Lighting is limited to internal sources to indicate the time, score, and other pertinent items related to soccer, lacrosse, or football games.

(C) Except as provided in this paragraph, all scoreboard lighting must be turned off by 8:00 p.m.

(D) If a school sporting event ends after 8:00 p.m., the scoreboard lighting must be turned off no later than 30 minutes after the school sporting event ends.

(5) Use of the stadium fields for athletic practices and scrimmages is limited to students of the private school on the Property.

(d) Lower school play area.

(1) Amplified sound. Amplified sound is prohibited except for emergency warning systems.

(2) Time restrictions on use.

(A) Except as provided in this paragraph, the lower school play area may only be used between 7:30 a.m. to 6:00 p.m.

(B) Lower school play area may not be utilized outside of scheduled school days, during fall term and spring term.

(C) Between the end of the spring term and the beginning of fall term, the lower school play area may only be used between 8:00 a.m. and 4:00 p.m. for recess, small group play, or non-athletic classroom activity of students attending scheduled summer programming classes held at the lower school.

(3) Additional restrictions. Special events, school sporting events, or organized athletic practices are prohibited at the lower school play area.

(4) Lighting. Lighting on the lower school play area is prohibited except for security lighting mounted on adjacent buildings.

Staff's Recommendation

(5) Fence. A minimum four-foot fence must be installed between the southwestern portion of the lower school building and the lower school play area to prevent ingress and egress of children behind the school. The fence must be gated.

Applicant's Proposal

[Fence. A minimum four-foot fence must be installed between the southwestern portion of the lower school building and the lower school play area to prevent ingress and egress of children behind the school. The fence must be gated.]

(6) Except for small classroom groups, no organized school events are permitted behind the lower school between the brick wall and the lower school building.

SEC. 51P-400.110. LIGHTING.

(a) Outdoor athletic field lighting. All athletic field, stadium field, and lower school play area lighting must comply with residential proximity slope regulations. See Sections 51P-400.109.1 for athletic field, stadium field, and lower school play area lighting restrictions.

(b) Parking areas A through E

(1) Lighting is permitted.

(2) Light standards may not exceed 20 feet in height.

(3) Lighting for parking area A must be bollard-style lighting with a maximum height of five feet above grade.

(4) Parking lot lights, except for security lighting, must be turned off by 10:00 p.m., or 30 minutes after a school-sponsored event, whichever is the later.

(c) Lower school.

(1) Lighting and wall packs attached to a building are limited to a maximum height of eight feet along the south, east, and west sides of the building and must be shielded to direct light downward.

(2) Detached security lighting is prohibited on the south side of the lower school.

(3) Interior lighting with a sight line to the southern or western Property boundary line must be:

(A) turned off by 7:00 p.m., except when needed for use by cleaning staff or after-school activities; or

(B) screened to block interior light.

(d) Proposed Building 2.

(1) For any new construction after [passage of this ordinance] that adds additional floor area to the building, lighting and wall packs attached to the new portion of the building are limited to a maximum height of eight feet along the western boundary line and must be shielded to direct light downward.

(2) Any interior lighting installed in a portion of the building constructed after [passage of this ordinance] with a sight line to the western Property boundary line must be:

(A) turned off by 7:00 p.m., except for when needed for use by cleaning staff or after-school activities; or

(B) screened to block interior light.

SEC. 51P-400.111. LANDSCAPING.

(a) In general.

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

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

(b) Private school. [~~For a private school use, the following landscape regulations apply.~~]

(1) Except as provided in this subsection, [~~L~~]andscaping must be installed and maintained as shown on the buffer landscape plan (Exhibit 400B) and the buffer landscape plan detail (Exhibit 400C). [~~, unless it is reasonably required to be removed for construction of a particular phase of development.~~]

(A) Landscaping shown on the landscape buffer plan along the brick wall and adjacent to the lower school play area must be installed prior to the issuance of a certificate of occupancy for Building 7.

(B) Landscaping along the western boundary of the property, south of Merrell Road, must be installed prior to the issuance of a certificate of occupancy for Building 2.

(C) Landscaping along the property boundaries north of Merrell Road must be installed prior to the issuance of a certificate of occupancy for Building 1 or upon completion of parking area "D", whichever occurs first.

(D) Any tree that is on the Tree Preservation List (Exhibit 400D) that dies must be replaced on the Property:

(A) in the general location where the tree died or within the lower school play area; and

(B) with a species and caliper of tree shown on the list on the buffer landscape plan.

(2) Landscaping for future phases of development must comply with Article X, except for [or the] landscap[ing] for parking lots A, B, C, D and E which must comply with Section 51P-400.111(b)(4). If a landscape plan is required, it must comply [; whichever requires more landscaping. A landscape plan that complies] with this section must be submitted to the building official before a building permit will be issued for any new parking lots or buildings. Artificial lots may be designated with each new permit [a new phase of development].

~~[(3) Prior to the issuance of a building permit for Phase VIII, IX, or XI, whichever phase occurs first, a three-foot berm must be installed adjacent to Montwood Lane, as shown on the landscape plan.]~~

(3) A landscape plan that meets the following criteria must be submitted to and approved by the building official before a building permit will be issued for construction of [the Tract 2] P[ar]king L[ot]s A, B, C, D, and E:

(A) No surface parking space may be located more than 70 [120] feet from the trunk of a large canopy tree.

(B) One tree having a caliper of at least two inches must be provided in the parking lot for each 4,000 square feet of parking lot area, or fraction thereof, with a minimum of four trees being provided.

(C) One tree having a caliper of at least three inches must be provided for each 50 feet of street frontage. These trees must be located within 30 feet of the Property line [projected street curb]. The trees may be located in the public right-of-way provided that all private licensing requirements of the city code and charter are met. The building official may approve planting street trees further than 30 feet from the Property line to avoid conflicts with overhead power lines or other utilities. [For purposes of this paragraph, "projected street curb" means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation. Street trees may not be counted toward the requirement in Subsection (B) above.]

(D) Screening of off-street parking must be provided pursuant to the design standards in Section 51A-10.126.

(4) Prior to any construction activity or the issuance of building or demolition permits for the lower school or lower school play area, tree protections must be installed and inspected pursuant to Article X.

(5) Landscaping shown on the south side of the brick wall on the north side of the alley shown on the buffer landscape plan detail must be irrigated and regularly maintained. [All plant material must be maintained in a healthy, growing condition.

(6) During construction of the lower school and lower school play area, the private school must use best management practices to preserve trees on the Tree Preservation List based on the advice of a ISA certified or highly credentialed arborist.

~~[(6) For all other uses, landscaping must be provided in accordance with Article X.]~~

SEC. 51P-400.112. SIGNS.

(a) Except as provided in this section, s[S]igns must comply with the provisions for non-business zoning districts contained in Article VII.

(b) A maximum of nine signs are permitted on the Property in the locations shown on the development plan.

(c) Monument signs may not exceed four feet in height.

(d) Signs may be externally lit. Internal illumination is prohibited.

SEC. 51P-400.113. TRAFFIC MANAGEMENT PLAN.

(a) In general.

(1) Operation of a private school must comply with the traffic management plan (Exhibit 400E).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2019**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd-numbered year.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off

and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Sections 51A-1.105(k)(3) and 51P-400.104(b).

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

~~[A traffic management plan must be completed and approved by the director of public works and transportation prior to the issuance of a building permit for Phase V.]~~

SEC. 51P-400.113.1 CONSTRUCTION, DELIVERY, AND SERVICE VEHICLES.

(a) Construction vehicles must use the Midway Road entrance to access the Property except when access to the construction site is significantly restricted from

Midway Road or in order to allow the construction or installation of landscaping, screening, playfields, and parking lots around the perimeter of the Property.

(b) Construction and delivery vehicles may not access the alley or utility easement between the residential uses and the lower school except to construct the eight-foot wall along the southern Property line.

(c) The area shown on the development plan as Parking Area A must be paved prior to commencement of construction of the lower school and will be used for parking of construction vehicles and as a construction staging area during construction of the lower school.

SEC. 51P-400-113.2. PRIVATE SCHOOL

(a) Enrollment in the private school may not exceed 1,225 students.

(b) For windows on the second floor on the east, south and west sides of the lower school building, the sill height must be a minimum of six feet above the finished floor of the second floor.

(c) For windows on the second floor on the south and west sides of any portion of building 2 constructed after [passage of this ordinance], the sill height must be a minimum of six feet above the finished floor of the second floor.

(d) Construction of the new portion of the alley adjacent to Parking Area A and (ii) an eight-foot brick wall shown on the development plan on the south side of the lower school and west side of the lower school play area must be completed prior to demolition of any houses on Montwood Lane or construction of Parking Area A as shown on the development plan.

(e) Roof mounted mechanical equipment must be screened using materials with a height equal to the height of the tallest equipment being screened.

(f) The Property owner shall notify the Walnut Hill Homeowners Association and the Walnut Ridge Neighborhood Association at the addresses in Subsection (g) within 10 days after the issuance of a building permit for the construction of a new building or new parking on the Property in order to minimize construction conflicts with the community.

(g) The Property owner shall notify the Walnut Ridge Neighborhood Association and the Walnut Hill Homeowners Association of any request for a change in the zoning district classification or boundary area, a variance, a special exception, or an amendment to the development plan or landscape plan. Notice, including a copy of the application and any associated plan, must be sent at least 30 days before submittal of a zoning application to the city. The required notice must be sent to:

<u>Walnut Hill Homeowners Association</u> <u>10647 Royal Springs</u> <u>Dallas, Texas</u>	<u>Walnut Ridge Neighborhood Association</u> <u>4406 Northcrest Road</u> <u>Dallas, Texas</u>
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SEC. 51P-400.114. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-400.115. COMPLIANCE WITH CONDITIONS [PAVING].

(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 ~~[director of public works and transportation].~~

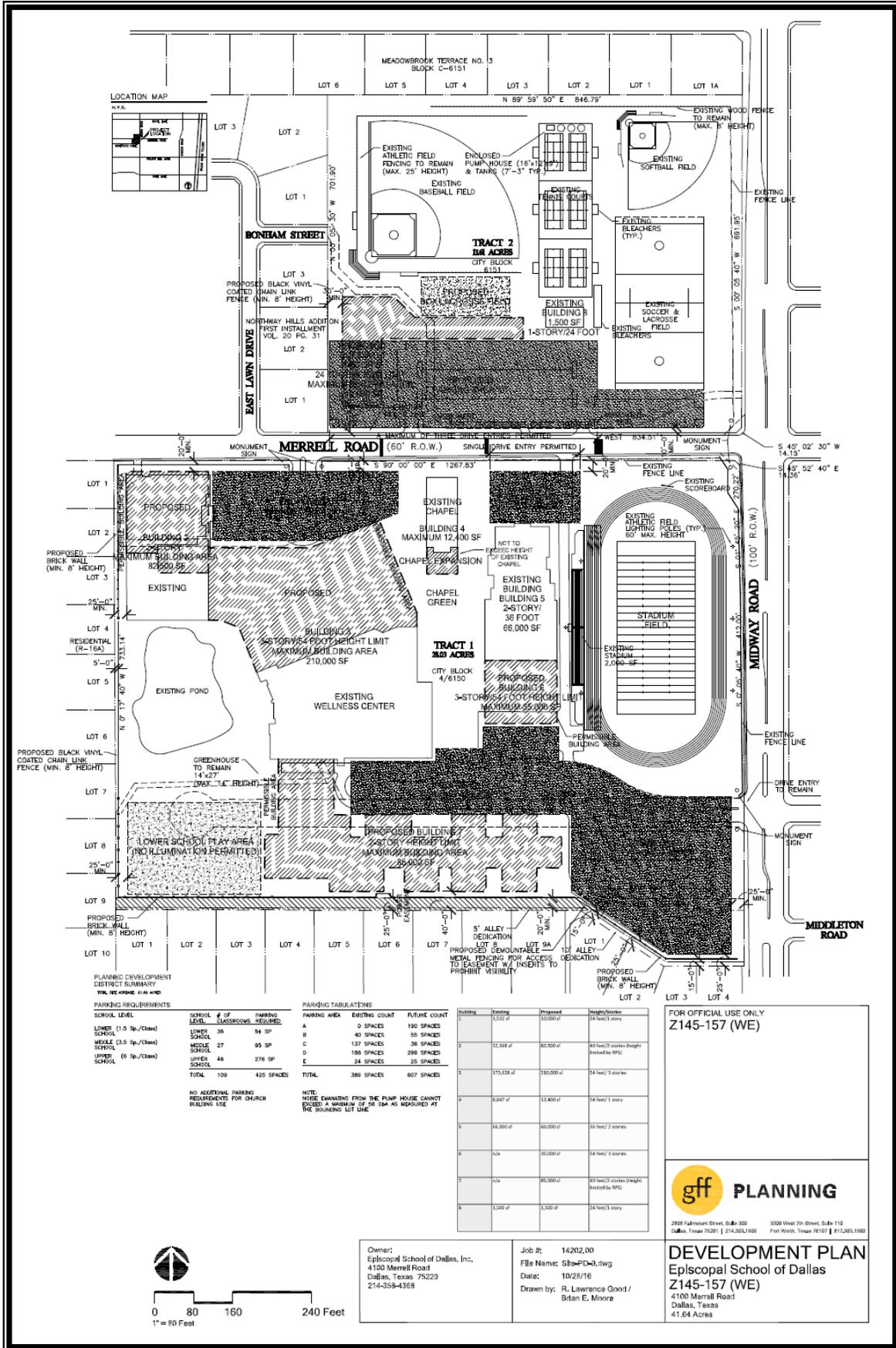
~~[SEC. 51P-400.116. COMPLIANCE WITH CONDITIONS.]~~

(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of ~~[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 ordinances, rules, and regulations of the city.

~~[SEC. 51P-400.117. ZONING MAP.]~~

~~PD 400 is located on Zoning Map No. E-6.]~~

PROPOSED DEVELOPMENT PLAN



PLANNED DEVELOPMENT DISTRICT SUMMARY
TR. 145-157(WE) AND

SCHOOL LEVEL	SCHOOL # of LEVELS	# of CLASSROOMS	PARKING SPACES REQUIRED
LOWER (1.5 Sp./Class)	SCHOOL	36	84 SP
MIDDLE (3.5 Sp./Class)	SCHOOL	27	95 SP
UPPER (6 Sp./Class)	SCHOOL	46	278 SP
TOTAL			425 SPACES

NO ADDITIONAL PARKING REQUIREMENTS FOR CHURCH BUILDING USE

PARKING TABULATIONS

PARKING AREA	EXISTING COUNT	FUTURE COUNT
A	0 SPACES	190 SPACES
B	40 SPACES	55 SPACES
C	137 SPACES	36 SPACES
D	185 SPACES	298 SPACES
E	24 SPACES	25 SPACES
TOTAL	386 SPACES	607 SPACES

Building	Existing	Proposed	Height/Stories
1	1,512 SF	10,000 SF	34 feet / 1 story
2	21,148 SF	83,500 SF	63 feet / 2 stories (height limited by RFS)
3	175,138 SF	283,000 SF	54 feet / 3 stories
4	8,847 SF	12,400 SF	34 feet / 1 story
5	16,260 SF	66,000 SF	36 feet / 2 stories
6	NA	31,000 SF	34 feet / 3 stories
7	NA	80,000 SF	63 feet / 2 stories (height limited by RFS)
8	1,598 SF	1,500 SF	34 feet / 1 story

FOR OFFICIAL USE ONLY
Z145-157 (WE)

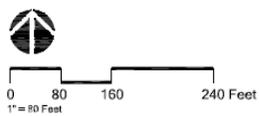
gff PLANNING

2808 Fairmount Street, Suite 300 Dallas, Texas 75201 | 214.360.1400
3300 West 7th Street, Suite 110 Fort Worth, Texas 76102 | 817.363.1100

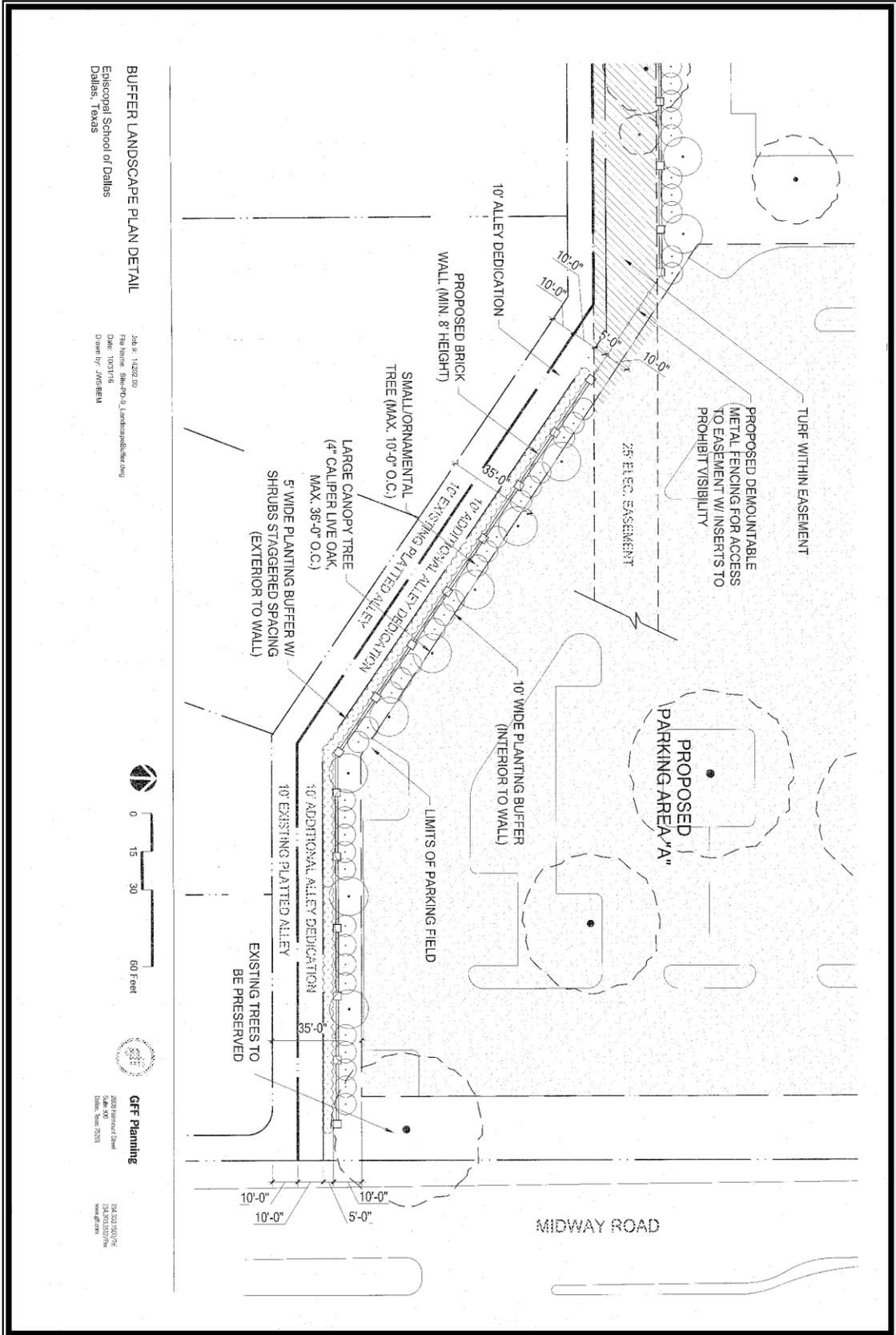
Owner: Episcopal School of Dallas, Inc.
4100 Merrell Road
Dallas, Texas 75223
214-358-4388

Job #: 14202.00
File Name: Shw-PD-0.dwg
Date: 10/28/16
Drawn by: R. Lawrence Good / Brian E. Moore

DEVELOPMENT PLAN
Episcopal School of Dallas
Z145-157 (WE)
4100 Merrell Road
Dallas, Texas
41.64 Acres



PROPOSED BUFFER LANDSCAPE PLAN DETAIL
Lower School Area



BUFFER LANDSCAPE PLAN DETAIL
Episcopal School of Dallas
Dallas, Texas

Job #: 1422210
Title: P.O. & Landscape/Detailer/Arch
Date: 10/21/16
Drawn by: JMS/BJM



GFF Planning
2626 Richmond Street
Dallas, Texas 75201

244.533.5507/6
244.533.5507/fm
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PROPOSED TREE PRESERVATION LIST

TREE PRESERVATION LIST

<i>TREE LIST #</i>	<i>DESCRIPTION / CALIPER</i>
212	OAK 26"
223	ELM 31"
233	OAK 30"
255	CEDAR 26"
310	PECAN 16"
311	PECAN 17"
312	PECAN 18"
315	RED OAK 20"
367	LIVE OAK 32"
388	LIVE OAK 35"
396	LIVE OAK 28"
401	PECAN 14"

Proposed Traffic Management Plan

**Traffic Management Plan and Queuing Analysis
Episcopal School Of Dallas
4100 Merrell Road, Dallas, TX
October 14, 2016**

Introduction:

The Episcopal School of Dallas (ESD) is located on the southwest corner of Midway Road and Merrell Road. The school has been in operation on the current site since 1982. The school has approximately 1,168 students in grades Beginner/Pre-K through 12. As a part of the proposed PD request, the enrollment would be capped at 1,225 students. The following table shows the approximate distribution of students for the 2014-2015 school year, and the distribution at the 1,225 student cap:

Grade	Approx. Number of 2014-2015 Students	Approx. Number of Students at 1,225 Cap	Start Time	Dismissal Time
Beginner	18	20	8:00 AM	12:00 Noon
Pre-K	42	190	8:00 AM	2:30 PM
Kindergarten	60		8:00 AM	2:30 PM
Primer	12		8:00 AM	2:30 PM
1 st Grade	67		8:00 AM	2:30 PM
2 nd Grade	65	210	8:00 AM	3:30 PM
3 rd Grade	68		8:00 AM	3:30 PM
4 th Grade	71		8:00 AM	3:30 PM
Lower School Subtotal	403	420		
5 th Grade	77	345 (207 regular, 138 sports)*	8:15 AM	3:30 PM or 4:15 PM (regular) (sports)
6 th Grade	78		8:15 AM	3:30 PM or 4:15 PM
7 th Grade	91		8:15 AM	3:30 PM or 4:15 PM
8 th Grade	88		8:15 AM	3:30 PM or 4:15 PM
Middle School Subtotal	334	345		
9 th Grade	106	460 (276 regular, 184 sports)*	8:15 AM	3:45 PM or 6:00 PM (regular) (sports)
10 th Grade	109		8:15 AM	3:45 PM or 6:00 PM
11 th Grade	112		8:15 AM	3:45 PM or 6:00 PM
12 th Grade	104		8:15 AM	3:45 PM or 6:00 PM
Upper School Subtotal	431	460		
ESD Total	1,168	1,225		

* - Assumed 40% sports participation

ESD currently operates the Middle and Upper Schools at the Merrell campus, with the Lower School operating separately at 4344 Colgate Avenue in Dallas. ESD is preparing a master plan for a combined campus using additional property which has been acquired by the school. The current PD 400 governing the Merrell campus will be updated to match the new master plan.

One significant change is the conversion of the existing public street Montwood Lane to be a private drive which will accommodate most of the drop-off and pick-up activity at the school. A second change will be the removal of some on-street parking along Merrell Road, to allow the restriping of the roadway with one lane in each direction and a two-way left-turn lane in the center. The Merrell Loading Area will also be reconfigured.

ESD has a strong tradition of families having multiple children enrolled at the same time. ESD reports that the 1,168 students currently enrolled come from only 800 families, with 1.46 students per family. With separate campuses, this often results in doubling the vehicle trips per family. The consolidation of all grades to the Merrell campus will remove these inefficiencies and reduce the total vehicle trips to and from the school.

The Middle School and Upper School student dismissals are divided among regular dismissals and those students who participate in athletics and are dismissed later. ESD provided participation information for the 2014-2015 school year which showed a minimum of 141 Middle Schoolers in sports out of 334 (42.2%), with other sports seasons at 149 and 151 participants. For the Upper School, the lightest season had 182 participants out of 431 total (42.2%), with other seasons at 184 and 192 participants. To conservatively model the number of students playing sports under the 1,225 student maximum scenario, it was assumed that 40% of the students were in sports.

Proposed Campus Circulation:

The Montwood Loop is the internal campus roadway which replaces Montwood Lane. It provides a directional loop with two lanes through the entire loop, and at least doubles the available queuing space. The two outbound lanes allow separate left- and right-turning exit maneuvers. A new parking lot on the southeast corner of the campus will be accessed from the new Montwood Loop only. The parking lot inbound path has a westbound left-turn lane so that inbound parking vehicles do not interfere with inbound drop-off or pick-up vehicles.

The Lower School Loading Area is adjacent to the new Lower School building which will be south of the Montwood Loop. The Lower School Loading Area can accommodate at least 6 simultaneous loading operations. The double-stacked queue serving the Lower School Loading area provides 2,300' of queuing distance, which will accommodate 115 vehicles.

The Middle School Loading Area is located at the northeast corner of the Montwood Loop, and can accommodate at least 5 simultaneous loading operations. Being able to

use less of the loop before reaching the loading area, the available queue for the Middle School Loading Area is 1,580', or 79 vehicles.

The Merrell Loading Area uses the parking lot around the main school entry on Merrell Road. Two loading areas are available for use, with a queue of 780', or 39 vehicles, within the campus. In theory, the center two-way left-turn lane to be designated within Merrell Road could be used for a secondary queue serving the Merrell Loading Area. As a center turn lane or storage lane, this queue would not interfere with the normal east-west traffic flows on Merrell Road. However, since the Middle School carpool activity has been moved to the Montwood Loop, the remaining carpool activity at the Merrell Loading Area can be contained within the campus and no use of Merrell Road is needed.

Current TMP Operation:

The Lower School operation at 4344 Colgate Avenue has a single drop-off time period from 7:40 to 8:00 AM, and two pick-up time periods at 2:30 PM (approx. 181 students) and 3:30 PM (approx. 204 students). Parent automobile drop-off and pick-up is conducted in the parking lots north and south of the school, with vehicle entering in a single line from Colgate Avenue. Unloading and loading is done through multiple staffed loading stations, with the pick-up period managed in the modern fashion of arriving vehicles being identified with placards and announced to match up students with vehicles.

The Middle School operation at the Merrell campus has a single drop-off time period before the 8:15 AM start, and two pick-up time periods at 3:30 PM (approx. 200 students) and 4:15 PM (approx. 134 students after sports practice). As with most middle and upper schools at other private schools, both drop-off and pick-up activity is more spread out than in the lower/elementary grades. Three days of AM and PM observations of the Montwood Lane intersection with Midway Road showed no southbound right-turn queuing for entering the campus, and only reasonable northbound left-turn queuing. The northbound queuing that occurs usually the result of not having a receiving space available on Montwood Lane, not from an inability to turn left across the southbound Midway Road traffic. While outbound vehicles from Montwood Lane faced some delay when entering Midway Road, no significant queuing was observed. Over the three days, the number of vehicles using Montwood Lane in the AM drop-off period varied from 151 to 209, and in the PM pick-up period varied from 104 to 128.

The Upper School operation at the Merrell campus has a single drop-off time period before the 8:15 AM start, and two pick-up time periods at 3:45 PM (approx. 200 students) and around 6:00 PM (approx. 231 students after sports practice). The Middle and Upper School loading areas are staffed to monitor the operations, with the students loading and unloading themselves. Approximately 200 of the Upper School students drive their own vehicles to the campus, parking in the surface lot north of Merrell Road. Due to on-street parking in use on both sides of Merrell Road, the two remaining Merrell Road lanes are sometimes obstructed by vehicles waiting to turn into the campus.

Delays to Merrell Road traffic are also caused by pedestrians crossing at the marked crosswalks.

Proposed TMP Operation:

The proposed TMP for the new campus master plan uses the same 8:00 and 8:15 AM start and staggered PM dismissal as the current operation, while taking advantage of the new Montwood Loop loading areas. The Montwood Loop would accommodate both the Lower School and Middle School carpool operations.

Uniformed police traffic officers will be in control of the intersection of Midway Road and Montwood Loop during both the morning drop-off and the afternoon pick-up time periods. At least two traffic officers are required for this duty. The traffic officers will focus on facilitating two operations – the northbound left-turn movement inbound from Midway Road and the eastbound left- and right-turn movements outbound from the Montwood Loop. The northbound left-turn movement is the most critical due to the limited left-turn storage length, which is marked for only approximately 40', but from observation can functionally accommodate at least four vehicles.

Lower School drop-off occurs by 8:00 AM through the Montwood Loop, with students being received in the staffed loading area. The Middle School drop-off then occurs through the Montwood Loop by 8:15 AM. The Upper School drop-off also occurs by 8:15 AM, but is performed at the Merrell Loading Area, so the Middle and Upper School traffic flows do not overlap. The Middle School carpool vehicles are also separated from the Upper School student drivers parking north of Merrell Road.

The major pick-up times begin with the first Lower School pick-up at 2:30 PM in the Montwood Loop. Vehicles queue and then arrive at the Lower School Loading Area, where they are matched with students by the traffic administrator. The traffic administrator also supervises the conversion of the double-stacked queue to the single line through the loading area, and any pedestrian crossings. Students are assisted into the vehicle at each loading station by the staff. Vehicles then exit to Midway Road.

The next pick-up time is the second Lower School pick-up at 3:30 PM, which occurs at the same time as the first Middle School pick-up. Both pick-ups will operate their staffed loading areas in the Montwood Loop, which is large enough to accommodate the queues for both groups. Each loading area has a traffic administrator, plus the staffed loading stations. The second Middle School pickup for students on sports teams occurs at 4:15 PM in the Montwood Loop.

The first Upper School pick-up occurs at 3:45 PM in the Merrell Loading Area. Vehicles enter the queue and pass through the loading areas, which are monitored by staff. Vehicles then exit in either direction to Merrell Road, with most returning to Midway Road via the traffic signal. The second Upper School pickup for students on sports teams occurs at 6:00 PM in the Merrell Loading Area.

Queuing Theory:

A published source for school queue observations is the Texas Transportation Institute (TTI) report 0-4286-3 *Operations and Safety Around Schools*, from January 2004. Funded by TxDOT, US DOT, and the Federal Highway Administration, the TTI research project examined experiences and best practices for school design and operations around the country, and did extensive observations of existing school operations. Observations of morning drop-off queues and afternoon pick-up queues were done at 20 elementary and middle schools in Texas. The schools had student populations between 250 and 1,200 students. In each case the number of students arriving or departing in vehicles was found, so that the variations in walking, biking, and busing numbers were removed, and the vehicle queuing behavior could be isolated. The results found that the weighted average of the maximum morning drop-off queue was 6% of the arriving students (0.06 queued vehicles per arriving student). The weighted average of the maximum afternoon pick-up queue was 13% of the departing students (0.13 queued vehicles per departing student).

Based on experience and observations of queuing at other public and private schools in the DFW area, KHA uses a higher design standard for projecting pick-up queue demands at schools. In the normal KHA design standard, the expected maximum pick-up queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected pick-up queue formula can be stated as:

(Students dismissed in time period – Students using other modes) * 0.20 = Number of vehicles in pick-up queue

The morning drop-off operation at schools is typically much simpler and has a faster service time than the afternoon pick-up operation, since drivers can arrive at any time and students do not have to be matched with vehicles. The observations on the campus show this to be the case at ESD as well. As at many schools, the traffic on the surrounding streets is heavier in the morning time period than in the afternoon time period, so the officer-controlled operation of the Midway Road and Montwood Loop intersection will be more important.

Experience has shown that with a staffed unloading area and adequate storage within the site for departing vehicles to clear the unloading area, the morning drop-off queue is significantly less than the afternoon pick-up queue. If a site's circulation works in the afternoon pick-up period, the morning drop-off period will also function well. Therefore, the morning drop-off queue is not normally calculated as a part of TMPs in the City of Dallas. Due to neighborhood interest around ESD, the morning drop-off queue will be examined below. The KHA design standard is that the drop-off queue is 15% of the largest number of students arriving at one time. As noted above, the design queue standards applied in this TMP of 15% in the morning drop-off and 20% in the afternoon

pick-up are much higher than the observed averages of 6% and 13%, respectively, from the TTI report.

These shorter queues observed in the TTI study influence the recommended queue lengths which the study promoted for use at Texas schools. For elementary schools of less than 500 students, the TTI recommended queue length was 400-750', where ESD is providing 2,300'. For middle schools of less than 600 students, the TTI recommended queue length was 500-800', where ESD is providing 1,580'. For high schools of 400-800 students, the TTI recommended queue length is 800-1,200'. ESD is on the low end of that range and is providing 800' plus the center lane of Merrell Road, and it also has a higher percentage of student drivers and athletics participants than most schools, leading to lower peak pick-up demand.

Queuing Calculations:

PM Pick-Up Period

The following calculations assume the school is at the 1,225 student maximum enrollment. The peak pick-up queue for the Montwood Loop will occur at 3:30 PM with both the second dismissal of the Lower School and the first dismissal of the Middle School. The combined 210 Lower School students and 207 Middle School students being dismissed at this time means a maximum queue of 84 vehicles, or 1,680' of queuing distance. Since the Montwood Loop has 2,300' of queuing distance available, there would be 620' or 31 vehicles of excess queuing capacity going unused. The other pick-up periods handle fewer students and would result in even more unused space within the Montwood Loop. With such a large number of queue spaces on the Montwood Loop, there will be no need for vehicles to queue on Midway Road due to queue space not being available within the campus.

The peak queue for the Merrell Loading Area will occur at the 3:45 PM pick-up for Upper School students. 276 students are being dismissed at that time, with 100 of them being student drivers. The 176 students being picked up generate a maximum queue of 31 vehicles, or 620' of queuing distance. The Merrell Loading Area has 780' of queuing distance available within the campus, so the maximum queue can be accommodated within the campus. With the Middle School loading operations moved to the Montwood Loop, there is no need for vehicles to queue within Merrell Road.

The following tables show the dismissal groups for each loading area, and resulting pick-up queuing conditions.

Pick-Up Queuing Summary - Montwood Loop - 1,225 Student Maximum								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
LS Group 1 PK, K, Primer, 1	2:30 PM	190	0	0	190	38 Vehicles 760'	115 Vehicles 2,300'	77 Vehicles 1,540'
LS Group 2, MS Group 1 2, 3, 4, 5, 6, 7, 8	3:30 PM	417	0	0	417	84 Vehicles 1,680'	115 Vehicles 2,300'	31 Vehicles 620'
MS Group 2 (Sports) 5, 6, 7, 8	4:15 PM	138	0	0	138	28 Vehicles 560'	79 Vehicles 1,580'	50 Vehicles 1,000'

Pick-Up Queuing Summary - Merrell Loading Area - 1,225 Student Maximum								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
US Group 1 9, 10, 11, 12	3:45 PM	276	0	120	156	31 Vehicles 620'	39 Vehicles 780'	8 Vehicles 160'
US Group 2 (Sports) 9, 10, 11, 12	6:00 PM	184	0	80	104	21 Vehicles 420'	39 Vehicles 780'	18 Vehicles 360'

AM Drop-Off Period

Using the morning drop-off maximum queue assumption of 15% of the arriving students, the maximum drop-off queue at the Montwood Loop occurs before 8:00 AM for the Lower School arrival of 420 students. The resulting maximum queue of 63 vehicles is easily accommodated by the 2,300' of available queue distance. There is less queue distance available for the Middle School arrival of 345 students before 8:15 AM, but it is still ample to accommodate the maximum queue of 52 vehicles. In the Merrell Loading Area, the 460 arriving Upper Schoolers would generate a maximum queue of 39 vehicles, which just fits within the available queue distance. As noted above, these assumptions of AM drop-off maximum queues are probably conservatively high.

Drop-Off Queuing Summary - Montwood Loop - 1,225 Student Maximum								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
LS Group 1 Beginner through 4	8:00 AM	420	0	0	420	63 Vehicles 1,260'	115 Vehicles 2,300'	52 Vehicles 1,040'
MS Group 1 5, 6, 7, 8	8:15 AM	345	0	0	345	52 Vehicles 1,040'	79 Vehicles 1,580'	27 Vehicles 540'

Drop-Off Queuing Summary - Merrell Loading Area - 1,225 Student Maximum								
Group Grades Arriving	Start Time	Students Arriving	Bus / Bike / Walk	Student Drivers	Parent Drop-Off	Maximum Queue	Available Queue	Surplus (Deficiency)
US Group 1 9, 10, 11, 12	8:15 AM	460	0	200	260	39 Vehicles 780'	39 Vehicles 780'	0 Vehicles 0'

Sports Off-Season

There are brief times of the year when all sports may not be in session, and the assumed division between regular dismissals and sports dismissals would be different. As noted on the TMP plan, the school is responsible for managing its traffic at all times, and may need to modify the TMP plan to ensure smooth operations. This is the same as making special plans for other major school events where the traffic demands are atypical.

To address the sports off season, the 1,580' Middle School queue length available in the Montwood Loop (space for 79 vehicles) would accommodate the 69 vehicle maximum queue if all 345 Middle School students were dismissed at one time. The same situation for the 460 Upper School students would generate a 52 vehicle maximum queue, which could be accommodated using the site and the center turn lane of Merrell Road, or which could easily be split into two pick-up periods separated by at least 15 minutes.

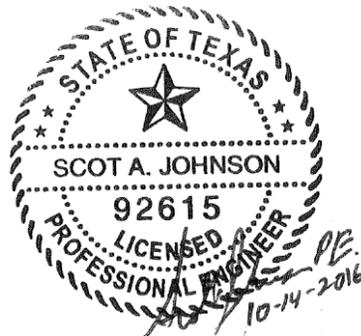
Summary:

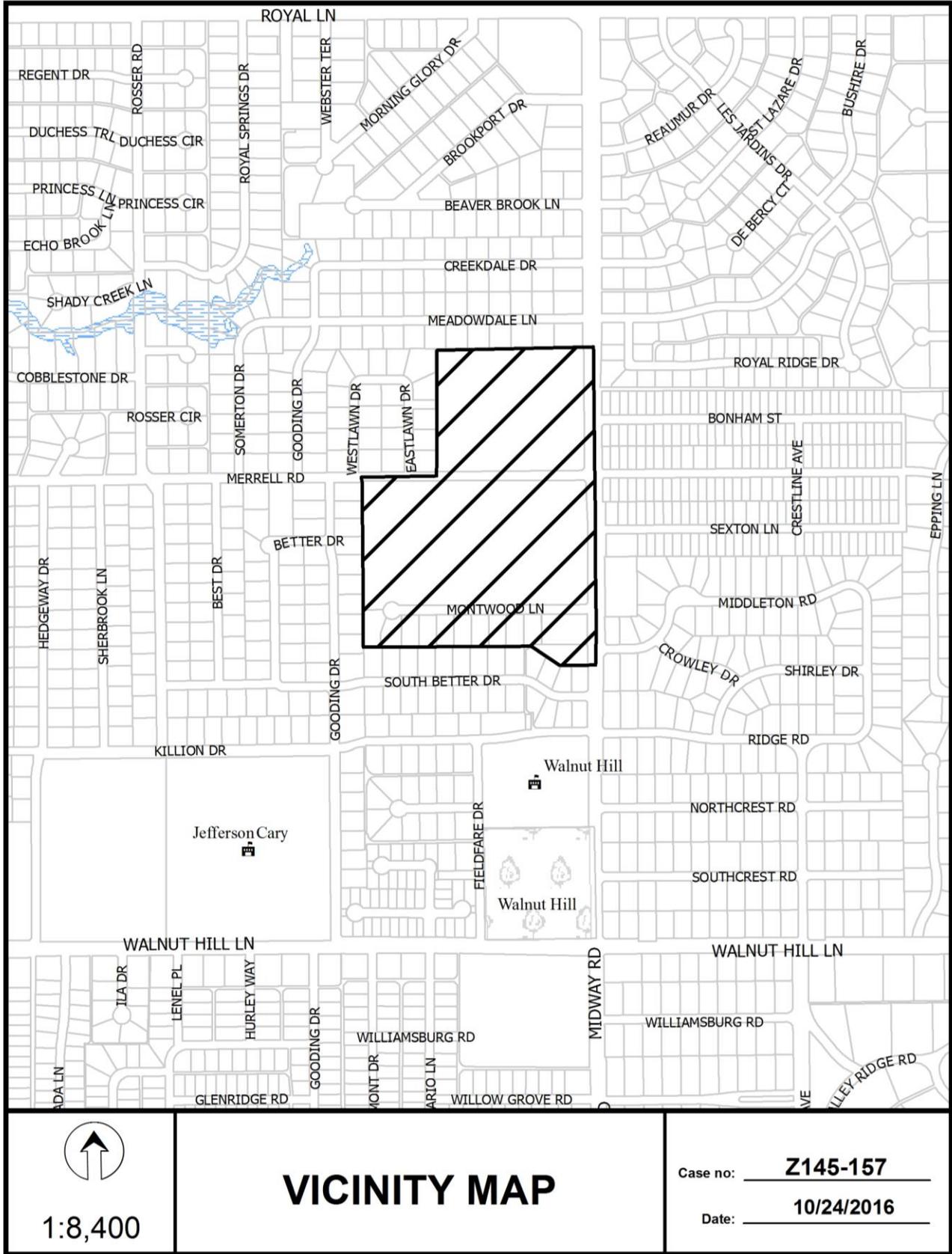
This TMP defines the drop-off and pick-up procedures for ESD once the site is modified in accordance with the master plan, including the 1,225 student enrollment cap. The proposed master plan and this TMP provide a significant improvement in on-site queue storage over the existing operations, even considering the addition of the Lower School to the Merrell campus. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown, the school traffic should not need to queue vehicles in the ROW of any City street. Inbound vehicles should always have an open receiving space on the campus. There may be reasonable delays from opposing traffic or traffic officer control of the intersections when making the entering maneuver, but this will not form static queues of static vehicles. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle traffic on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

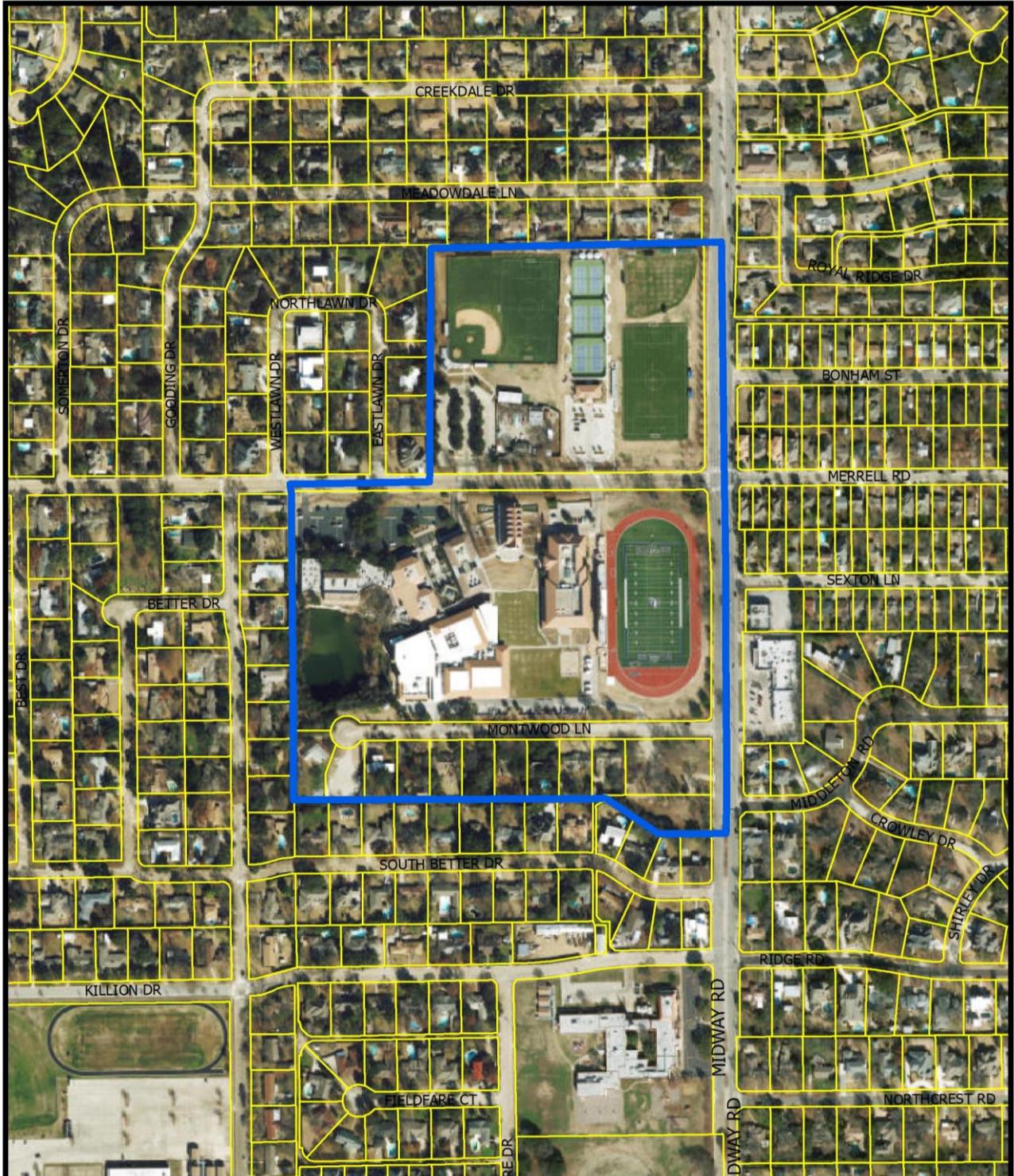
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at ESD will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

In order to ensure that all queuing of vehicles is completely accommodated on school property, ESD administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Prepared by:
Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
12750 Merit Drive, Suite 1000
Dallas, TX 75251





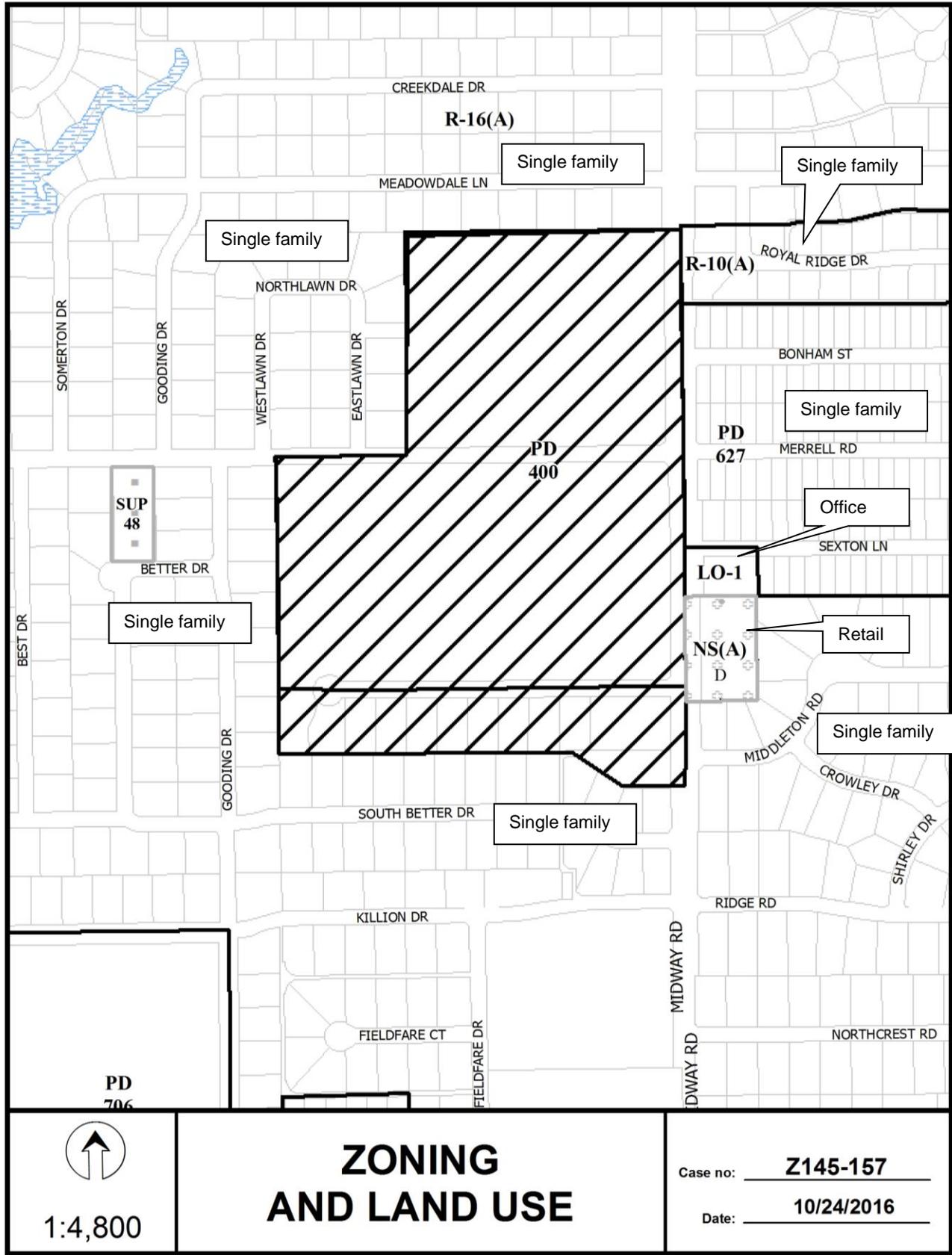


1:4,800

AERIAL MAP

Case no: Z145-157

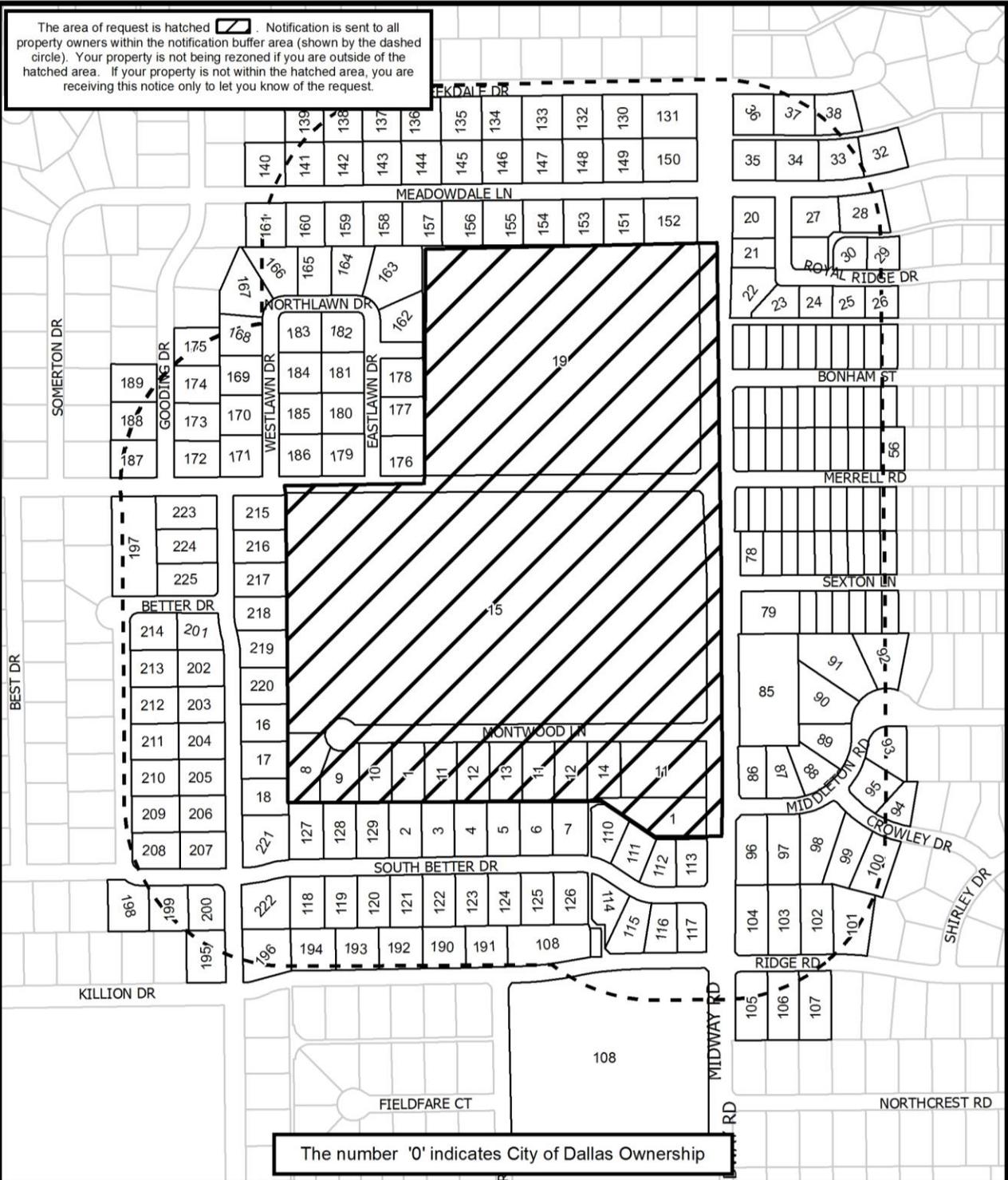
Date: 10/24/2016



ZONING AND LAND USE

Case no: Z145-157
Date: 10/24/2016

1:4,800



1:4,800

NOTIFICATION

500' AREA OF NOTIFICATION

231 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z145-157

Date: 10/24/2016

Notification List of Property Owners

Z145-157

231 Property Owners Notified

Label #	Address	Owner
1	10163 MIDWAY RD	WBL FAMILY INVESTMENTS
2	4083 S BETTER DR	FAY WILLIAM J & RACHIDA
3	4107 S BETTER DR	BOMAR GROUP LP
4	4115 S BETTER DR	SMITH DAVID T & JUANITA M MORROW
5	4123 S BETTER DR	PRINGLE JUDY C
6	4131 S BETTER DR	RUNYAN LEIGH ANN
7	4139 S BETTER DR	OSBORNE CYNTHIA
8	4004 MONTWOOD LN	WBL FAMILY INV
9	4010 MONTWOOD LN	WBL FAMILY INVESTMENTS
10	4020 MONTWOOD LN	WBL FAMILY INVESTMENTS INC
11	4030 MONTWOOD LN	WBL FAMILY INV INC
12	4036 MONTWOOD LN	WBL FAMILY INVESTMENTS INC
13	4106 MONTWOOD LN	WBL FAMILY INVESTMENTS
14	4126 MONTWOOD LN	WBL FAMILY INV INC
15	4100 MERRELL RD	EPISCOPAL SCHOOL DALLAS
16	10238 GOODING DR	FHJV/WAGON WHEEL INVESTMENTS LLC
17	4211 BONHAM ST	STEWART STANLEY
18	10218 GOODING DR	WU-GILBERTSON MEIYAO
19	4121 MERRELL RD	EPISCOPAL SCHOOL DALLAS
20	4210 ROYAL RIDGE DR	WADDLE JAMES A & JEAN P LIFE EST
21	4218 ROYAL RIDGE DR	WITRY BENJAMIN BARKER
22	4224 ROYAL RIDGE DR	PATTON INGEBOG S
23	4230 ROYAL RIDGE DR	TRACY SCOTT JOHN
24	4238 ROYAL RIDGE DR	RUIZ MARK
25	4246 ROYAL RIDGE DR	BARR TRAVIS J
26	4254 ROYAL RIDGE DR	CAMERON LORI A &

Z145-157(WE)

10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4222 MEADOWDALE LN	HOMAN GREGORY W &
28	4232 MEADOWDALE LN	MATTA MICHAEL L & SUSAN B
29	4253 ROYAL RIDGE DR	SKINNER JANET E &
30	4245 ROYAL RIDGE DR	WEST JEAN CAROLYN
31	4237 ROYAL RIDGE DR	HENNING TIMOTHY C
32	4241 MEADOWDALE LN	OTTEN IAN & SERAFINA
33	4231 MEADOWDALE LN	FEUER IAN & KATIE
34	4221 MEADOWDALE LN	BAYLESS DOROTHY
35	4209 MEADOWDALE LN	MUSSELMAN NICOLE
36	4210 CREEKDALE DR	KENNEDY THOMAS M & NANCY
37	4220 CREEKDALE DR	HILBERT JAY T
38	4230 CREEKDALE DR	COURIE ELI
39	4207 BONHAM ST	SAUCEDO JOE R JR & VILMA D TRUSTEES
40	4215 BONHAM ST	SEALE JENNIFER
41	4219 BONHAM ST	AMMON IRENE A
42	4223 BONHAM ST	AGUINAGA JESUS & MARIA E
43	4227 BONHAM ST	GAVCAYLN LLC
44	4231 BONHAM ST	WEATHERS SUE K & RAYMOND D
45	4235 BONHAM ST	PANG PAUL S
46	4239 BONHAM ST	EDWARDS GEORGE M &
47	4203 BONHAM ST	ALANIS JESSE II &
48	4210 BONHAM ST	DEROZIER SYLVIANE
49	4214 BONHAM ST	WILLIAMS RALPH C & TERRI ANNA
50	4218 BONHAM ST	SECTOR CAPITAL LLC
51	4222 BONHAM ST	ULUALP SECKIN &
52	4226 BONHAM ST	MURRAY DAVID A & SUZANNE P
53	4230 BONHAM ST	ORTIZ SHAYOM J
54	4234 BONHAM ST	LEMMONS KIMBERLY ANN
55	4238 BONHAM ST	DOMINUS PPTIES INC
56	4239 MERRELL RD	EDWARDS GEORGE M &
57	4235 MERRELL RD	MAYO JANET G

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10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4231 MERRELL RD	TLC ESTATE REVOCABLE TRUST
59	4227 MERRELL RD	BOURG JOHN B JR
60	4223 MERRELL RD	CRAWFORD TODD &
61	4219 MERRELL RD	JP LEASING LLP
62	4202 MERRELL RD	DO TUAN ANH &
63	4206 MERRELL RD	DURANTE EMILY BRIGHT
64	4210 MERRELL RD	PHILLIPS JAN ELIZABETH
65	4214 MERRELL RD	WILSON MARY COLLINS
66	4216 MERRELL RD	ZHU JIANGUO
67	4222 MERRELL RD	COLLINS JOSEPH & COLLEEN
68	4226 MERRELL RD	TATTERSALL BRANDON R &
69	4230 MERRELL RD	PHILIPS STEVEN T &
70	4234 MERRELL RD	STEIN SHELLEY G
71	4238 MERRELL RD	NEILL ELLEN
72	4237 SEXTON LN	FINFER SCOTT
73	4229 SEXTON LN	HOWARD DEBRA L
74	4225 SEXTON LN	GARDNER MARK S
75	4221 SEXTON LN	MORRIS JEFFREY J &
76	4213 SEXTON LN	CARDER HENRY M
77	4209 SEXTON LN	GERRITS JOHN R JR &
78	4205 SEXTON LN	JOHNSON DAWN DENISE
79	10246 MIDWAY RD	EGELSTON PARTNERS LTD
80	4216 SEXTON LN	WOOD MARK J &
81	4220 SEXTON LN	HRBACEK ERIC J
82	4224 SEXTON LN	MIRAMONTES MARY LOUISE
83	4228 SEXTON LN	VINEYARD JAMES GARY &
84	4236 SEXTON LN	HANNIGAN LINDA L
85	10218 MIDWAY RD	STAVELY GERALD
86	4207 MIDDLETON RD	BROADY GEORGE
87	4215 MIDDLETON RD	GOODE MARK G III &
88	4223 MIDDLETON RD	THURMAN C R LLC

Z145-157(WE)

10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4237 MIDDLETON RD	STUART AMALIA R
90	4243 MIDDLETON RD	RHLMC MIDDLETON LLC
91	4303 MIDDLETON RD	WINSKI LOUIS R & LINDA H
92	4311 MIDDLETON RD	LICHT KRISTOFFER L
93	4306 MIDDLETON RD	BARNES DENNIS M & MARTHA G
94	4315 CROWLEY DR	MORAN MICHAEL J & KATHARINE W
95	4307 CROWLEY DR	VUCKOVICH MICHAEL ALAN & BEVERLY BERRY
96	4206 MIDDLETON RD	JOSHI SAFAL K &
97	4214 MIDDLETON RD	NUTH THAVORAK & VALERIE
98	4222 MIDDLETON RD	VANZANDT PATRICIA & JAMES B
99	4314 CROWLEY DR	WESTON J MICHAEL & LAURA
100	4322 CROWLEY DR	CURRLIN KYLE & MARY
101	4231 RIDGE RD	ROMAN CATHOLIC DIOCESE DALLAS
102	4223 RIDGE RD	SWANN STEPHEN & CAROLYN
103	4215 RIDGE RD	WILLIAMS CLIFFORD K TR
104	4207 RIDGE RD	4207 RIDGE LLC
105	4200 RIDGE RD	MOSS FREDERICK C
106	4214 RIDGE RD	EOFF BRANDON C & BOPHA C
107	4222 RIDGE RD	ELKIN ROBERT
108	10115 MIDWAY RD	Dallas ISD
109	4143 KILLION DR	WALNUT HILL ELEM PTA
110	4143 S BETTER DR	SINTOBIN OLIVIER
111	4147 S BETTER DR	RATHBUN MARC L & DONNA L
112	4151 S BETTER DR	BARTOLOMEO ROBERT M & DEBRA A
113	4155 S BETTER DR	ZALLY KENNETH B
114	4144 S BETTER DR	WASHAM CORA DIANE
115	4148 S BETTER DR	BLOODGOOD THOMAS M &
116	4152 S BETTER DR	IVAN DOUGLAS M
117	4156 S BETTER DR	JOHNSON BRIAN G
118	4058 S BETTER DR	MUFTI ARJMAND
119	4066 S BETTER DR	EADES TED M &

Z145-157(WE)

10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4074 S BETTER DR	KALLASSY CHARLES A &
121	4082 S BETTER DR	LEW RICTOR S &
122	4106 S BETTER DR	BROWER DOUGLAS C &
123	4114 S BETTER DR	SIMANI ROSE S &
124	4122 S BETTER DR	ROGERS DAVID &
125	4130 S BETTER DR	MCKINNEY JANICE REVOCABLE
126	4138 S BETTER DR	KLEIN NATHANIEL
127	4059 S BETTER DR	SZUCS DORA AMANDA
128	4067 S BETTER DR	BEST RANDOLPH B JR &
129	4075 S BETTER DR	MEZGER GUY
130	4164 CREEKDALE DR	SORENSEN ERIC MICHAEL
131	4170 CREEKDALE DR	COOPER PAUL &
132	4156 CREEKDALE DR	ADAMS DENSIL A
133	4146 CREEKDALE DR	STALDER JAMES W
134	4136 CREEKDALE DR	VANPELT AARON
135	4126 CREEKDALE DR	HARTSELL LANCE E & MARLA KENNEDY
136	4116 CREEKDALE DR	ZIMMERMAN B F & MARGIE N
137	4106 CREEKDALE DR	WILLAMSBURG CUSTOM HOMES INC
138	4078 CREEKDALE DR	PITTMAN CHRISTOPHER K &
139	4070 CREEKDALE DR	BOYD CANDACE
140	4061 MEADOWDALE LN	MILLER RUDOLPH III
141	4071 MEADOWDALE LN	JACKSON FRED & ANGELA
142	4079 MEADOWDALE LN	FELTS M KAY &
143	4107 MEADOWDALE LN	BISHOP MASON & ANN MARIE
144	4117 MEADOWDALE LN	HILL JEAN M
145	4127 MEADOWDALE LN	PORTER CAREY ANDREW
146	4137 MEADOWDALE LN	ZEPPA CHRISTOPHER A & MELINDA L
147	4147 MEADOWDALE LN	HIRSCHHORN STACEE S
148	4157 MEADOWDALE LN	KIMBER GEORGE F
149	4165 MEADOWDALE LN	DURAN CHARLES P &
150	4171 MEADOWDALE LN	BARRY KENNETH & BEVERLY R

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10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4164 MEADOWDALE LN	SABO KAY
152	4170 MEADOWDALE LN	DAY LILLY P
153	4156 MEADOWDALE LN	JACOBS PATRICIA E
154	4146 MEADOWDALE LN	COSTON KAREN ANNE &
155	4136 MEADOWDALE LN	BRAUN CARLISLE & VALERIE REYES
156	4126 MEADOWDALE LN	VETTER SALLY LUCIA
157	4116 MEADOWDALE LN	TYRA MELISSA K & JEREMY L
158	4106 MEADOWDALE LN	SERRECCHIA MICHAEL &
159	4078 MEADOWDALE LN	SPICER HARRY DIESTIN JR
160	4070 MEADOWDALE LN	NOBLIN MARK E & MARGARET B LIVING TRUST
161	4060 MEADOWDALE LN	LATTANZIO DOUGLAS E &
162	10506 EASTLAWN DR	DODD MARK A & JULIE A
163	10512 EASTLAWN DR	VIRACOLA MICHAEL T & SUSAN T
164	4077 NORTHLAWN DR	REIG INCORPORATED
165	4071 NORTHLAWN DR	MASON DAVID C
166	4061 NORTHLAWN DR	STAHL MARK KELLEY
167	10515 WESTLAWN DR	CARR KEVIN
168	10507 WESTLAWN DR	DESANDERS LINDA COCKRELL
169	10425 WESTLAWN DR	DAVIS SIGNATURE HOMES LLC
170	10415 WESTLAWN DR	MARIGOT CAPITAL LLC
171	10405 WESTLAWN DR	AIKMAN RHONDA K
172	10404 GOODING DR	HART JASON F & ERIN H
173	10412 GOODING DR	OSULLIVAN EVIN &
174	10420 GOODING DR	BOLLE DAVID S & MISTY L
175	10510 GOODING DR	SWEITZER PATSY RUTH
176	10404 EASTLAWN DR	CHA CHOON H & AUDREY Y
177	10414 EASTLAWN DR	SHELTON KIMBERLY A
178	10424 EASTLAWN DR	TIMMONS W THOMAS &
179	10405 EASTLAWN DR	HUEFFNER SUSAN H
180	10415 EASTLAWN DR	WRIGHT ROBERT G
181	10425 EASTLAWN DR	AKER CATHERINE W

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10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10507 EASTLAWN DR	DUWE DOUGLAS D &
183	10506 WESTLAWN DR	BOHAN-PITT JAMES & KIMBERLY
184	10424 WESTLAWN DR	PHIPPS ERROL S
185	10414 WESTLAWN DR	RICE KEVIN DAVID
186	10404 WESTLAWN DR	MILLSAP LINDA &
187	10405 GOODING DR	BALTIMORE DARRELL & SUSAN DUNN
188	10411 GOODING DR	MILAZZO DAVID &
189	10419 GOODING DR	VERGES KEITH &
190	4123 KILLION DR	CANADA ROSCOE L
191	4131 KILLION DR	JONES GERALD W
192	4091 KILLION DR	POMATTO CHARLES V
193	4081 KILLION DR	SMITH RAYMOND J &
194	4071 KILLION DR	BUTLER WILLIAM M
195	4059 KILLION DR	TODD PEGGY L
196	10142 GOODING DR	INTERRANTE JASPER &
197	4018 MERRELL RD	MERRELL CEMETERY
198	4016 S BETTER DR	TAYLOR LISA M
199	4022 S BETTER DR	BEAZLEY KATHLEEN
200	4030 S BETTER DR	ZAMUDIO LILA CATALDO
201	10259 GOODING DR	WILLIAMS JUSTIN T
202	10251 GOODING DR	CAPORAL CHRISTY C
203	10243 GOODING DR	ROARK ROSS E & STEPHANIE J
204	10235 GOODING DR	BATIS ERIC J
205	10223 GOODING DR	HILL DEVIN E II &
206	10215 GOODING DR	LEGACY MICHAEL J &
207	10207 GOODING DR	FISHLOCK BRUCE A &
208	10222 BETTER DR	ROBISON SEAN C
209	10230 BETTER DR	ALBUS DEREK M & SARAH E
210	10238 BETTER DR	ARBUCKLE JERELYN S
211	10246 BETTER DR	FRALER ESTHER R
212	10254 BETTER DR	GREEN STEVEN L &

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10/24/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	10262 BETTER DR	KAPRAL MARILYN DAMMIER
214	10270 BETTER DR	ALLEN STEVE L
215	10322 GOODING DR	HAMMETT ERLENE LIVING TRUST
216	10314 GOODING DR	RILEY MICHAEL J
217	10306 GOODING DR	BELL JULIE S
218	10264 GOODING DR	GILES JEREMY D & MELISSA J
219	10254 GOODING DR	DELAGARZA CARLOS &
220	10246 GOODING DR	WANDEL JACK L
221	10210 GOODING DR	GOLDENBAUM MICHAEL &
222	10152 GOODING DR	COURSEY RAYMOND A
223	10323 GOODING DR	FARRY JOHN A
224	10315 GOODING DR	SMARTT MICHAEL A & STEVA
225	10307 GOODING DR	BAKER SCOTT A
226	4202 BONHAM RD	FINFER SCOTT &
227	4206 BONHAM RD	KONG YONGLI &
228	4203 MERRELL RD	MCCOMBER RYAN & CORI
229	4207 MERRELL RD	CLINE BRIAN J
230	4215 MERRELL RD	CHI SUE M & JUNG I
231	4211 MERRELL RD	MOORE JAMES R

FILE NUMBER: Z156-278(WE) **DATE FILED:** June 10, 2016
LOCATION: Northwest line of McKinney Avenue, northeast of Bowen Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45B
SIZE OF REQUEST: Approx. 0.623 acres **CENSUS TRACT:** 18.00

APPLICANT: Dallas CF Hospitality Associates, LLC

OWNER: W & K Real Estate Partners, Inc., a Texas Corporation

REPRESENTATIVE: Dallas Cothrum
MASTERPLAN

REQUEST: An application for an amendment to, and an expansion of, Planned Development Subdistrict No. 111 for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict and Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is threefold: 1) expand the maximum floor area of all uses combined, 2) reduce a portion of the rear yard setback, and 3) eliminate the design standards for the parking structure. The proposed expansion will not increase the structure height, but will allow for certain design features to be increased as a result of a larger footprint.

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

PREVIOUS ACTION: On January 19, 2017, the City Plan Commission held this case under advisement until February 2, 2017.

BACKGROUND INFORMATION:

- On January 28, 2015, the City Council approved Planned Development Subdistrict No. 111 for LC Light Commercial subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.
- The request for an amendment to, and expansion of, Planned Development Subdistrict No. 111 is threefold: 1) expand the maximum floor area of all uses combined, 2) reduce a portion of the rear yard setback, and 3) eliminate the design standards for the parking structure.
- The applicant proposes to increase the floor area by 106,052 square feet, and increase the number of rooms from 128 to 264. In addition, due to the increase in the hotel's footprint, the maximum floor area for the meeting space will increase from 3,000 square feet to 7,000 square feet and the maximum combined floor area for nonresidential uses in conjunction with a hotel or motel use increase from 7,000 square feet to 9,475 square feet, excluding the meeting rooms.
- PDS No. 111 permitted the development of a two-story above-ground parking structure that had to comply with several design standards. As a result of the increased in land area, the applicant will provide all off-street parking underground; therefore removing the conditions that reference the design standards for the parking structure.
- The loading and unloading area will be located in the rear of the proposed development, which is adjacent to an existing alley. The loading and unloading area will not be visible from the adjacent residential uses.
- The request site is surrounded by several multiple family and office uses. There is currently a mixed use development that is under construction that will consist of multiple family uses, non-residential uses and a museum and trolley barn for the McKinney Avenue Transit Authority [PDS No. 113].

Zoning History: There have been two zoning changes requested in the area during the past five years.

1. Z134-280 On January 28, 2015, the City Council approved a Planned Development Subdistrict for LC Light Commercial subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest side of McKinney Avenue, northeast of Bowen Street. [request site]

2. Z134-333 On February 25, 2015, the City Council approved a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northeast Line of Bowen Street, between McKinney Avenue and Oak Grove Avenue

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
McKinney Avenue	Minor Arterial	60 ft.	60 ft.

Land Use:

	Zoning in PD No. 193	Land Use
Site	LC, PDS No. 111	Undeveloped, Office
Northeast	LC	Multiple Family
Southeast	PDS No. 113	Mixed use
Northwest	MF-2	Multiple Family
Southwest	LC, PDS No. 35	Office, Multiple family

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 proposed mixed use development will continue the pedestrian walkability along McKinney Street as well as provide an option for hotel near the downtown area. The applicant will meet the landscape requirements in accordance with PDD No. 193. The proposed hotel use will be developed near the downtown area were redevelopment activity is occurring with the development of multiple family and non-residential uses [PDS No. 113], which is southeast of the request site, across the McKinney Avenue. The design and landscape provisions in PDD No. 193 are intended to promote pedestrian walkability and activity along the street edge.

Land Use

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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.

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 proposed changes to PDS No. 111 will meet most of the objectives that are outlined in the criteria above. The applicant will maintain the urban fabric of the development by designing the building close to the street edge. In addition, to promote walkability along McKinney Avenue, the applicant has established design guidelines for transparency for street-level structures, and for hotel or motel room fenestrations and for the vertical plane of the hotel tower. The applicant will build an underground parking structure in lieu of constructing a two-story above grade parking structure. All required off-street parking will be in the underground parking structure.

However, to comply with a portion of objective #5 as it relates to the providing bonuses to encourage residential development in commercial areas, the applicant would have to include residential uses within the development. The proposed development does not comply with encouraging residential development in commercial areas. The characteristics of the boutique hotel are in line with the Oak Lawn Forum's Plan and the urban form of the building will allow for an easy integration along McKinney Ave.

STAFF ANALYSIS:

Land Use Compatibility: The 27,177 square foot site is partially undeveloped. The portion of the request site, which includes the expansion area, is developed with a two-story office building. The applicant proposes to raze the structure to expand the floor area of a previously approved 89,250 square foot hotel use. The request for an amendment to, and expansion of Planned Development Subdistrict No. 111 for LC Light Commercial Subdistrict uses is threefold: 1) expand the maximum floor area of all uses combined, 2) reduce a portion of the rear yard setback, and 3) eliminate to design standards for the parking structure.

The increase to the overall combined floor area of the proposed development should not negatively impact the surrounding land uses. The expansion of the proposed development will include the property to the north and comply with a majority of the development standards that were approved for PDS No. 111. With respect to incorporating a larger building footprint, 1) the number the rooms will increase from 128 to 254 rooms, 2) the overall floor area will increase from 89,250 square feet to 195,302 square feet, 3) a portion of the rear setback will be reduced from 20 feet to 10 feet for the structure exceeding 50 feet in height, and 4) provide all parking underground. In addition, the design guidelines to limit the intrusion into the adjacent multiple family units will remain. The applicant has worked with the adjacent residents to incorporate additional provisions in the conditions that reflect the proposed outdoor pool. The outdoor pool area will be located on the top level of the hotel, but the minimum distance requirement of the outdoor pool from McKinney Avenue was changed. Also, additional screening provisions were added to absorb the sound from the pool area.

With respect to the increase in the total buildable area, the overall floor area ratio increased from 5.67:1 to 6.70:1. In addition, the proposed hotel development is limited to a maximum structure height to 155 feet, with 12 feet of mechanical overruns. Planned Development Subdistrict No. 113, which is across McKinney Avenue, was approved for a maximum floor area ratio of 5.78:1 and a maximum structure height of 240 feet.

In maintaining the urban fabric of the development, the applicant will retain the design standards for the hotel or motel use or restaurant use in conjunction with a hotel or motel

use along McKinney Avenue, which requires a minimum transparency for street-level structures of 75 percent, excluding openings for a parking structure.

The chart below shows a comparison between the existing PDS No. 111 development standards and the proposed amendment to the development standards. The LC Light Commercial Subdistrict currently permits the development of residential and retail uses at a maximum height of 240 feet.

Development Standards:

	PDS No. 111	Proposed amendment to and expansion of PDS No. 111
Total Land area	15,725 sq. ft.	27,177 sq. ft.
Front Yard	17' (special hotel use) 25' above 38'	No change
Side Yard	0'	No change
Rear Yard	10' up to 50'; 20' above 44' or max width of 35 % of structure	10' up to 50'; 10' above 50' or max width of 38 % of structure
Lot coverage	82.5% Above 38' lot coverage is 54% (hotel use only)	No change
FAR	5.67:1 (0.31:1 non-res)	6.70:1
Height	155' per the PD conditions	No change
Density	128 rooms	264 rooms
Uses	Same uses with special requirements for hotel use.	No change
Parking	Per 193 Hotel use all parking within a structure, No parking directly accessed from McKinney, Special valet requirements. Hotel 0.85/room; restaurant with Hotel 1 space/175 s.f.; loading within building	All off street parking will be underground. Access to the parking garage is on McKinney Avenue; No parking directly accessed from McKinney Avenue; Loading /unloading is from the ally; Special valet requirements. Hotel 0.85/room; restaurant with Hotel 1 space/175 s.f.; loading within building
Landscaping and sidewalk	Per PD No.193	No change

Note: All other uses will have the same development standards as LC Subdistrict

Landscaping: Landscaping will be maintained in accordance with Part 1 of Planned Development District No. 193.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the applicant’s request Traffic Impact Analysis Report and determined that it will not impact the surrounding street system for the proposed development.

LIST OF OFFICERS
W & K Real Estate Partners, Inc.

- Peter A. Kraus President

LIST OF OFFICERS
Dallas CF Hospitality Associates, LLC.

- Rabinder Pal Singh Manager

PROPOSED PDS CONDITIONS

SEC. S-111.101. LEGISLATIVE HISTORY.

PD Subdistrict 111 was established by Ordinance No. 29622, passed by the Dallas City Council on January 28, 2015.

SEC. S-111.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 111 is established on property located on McKinney Avenue, northeast of Bowen Street. The size of PD Subdistrict 111 is approximately ~~[45,725]~~ 27,177 square feet of land.

SEC. S-111.103. 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.

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

SEC. S-111.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-111A: development plan.

SEC. S-111.105. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

(b) Hotel or motel use. For a hotel or motel use, development and use of the Property must comply with the development plan (Exhibit S-111A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-111.106. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC

Light Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted in the LC Light Commercial Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Light Commercial Subdistrict is subject to DIR in this Subdistrict; etc.

SEC. S-111.107. ACCESSORY USES.

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

- (b) The following accessory uses are not permitted in this subdistrict:
- Amateur communication tower.
 - Open storage.
 - Private stable.

SEC. S-111.108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Floor area. Maximum floor area for all uses combined is [~~89,250~~] 195,302 square feet.

(c) Hotel or motel use.

(1) Front yard.

(A) In general. Except as provided in this paragraph, minimum front yard is 17 feet.

(B) Urban form. Along McKinney Avenue, minimum front yard setback above 38 feet in height is 25 feet.

(2) Side yard. No minimum side yard is required.

(3) Rear yard.

(A) Structures 50 feet in height or less. Minimum rear yard is 10 feet.

(B) Structures greater than 50 feet in height.

(i) In general. Minimum rear yard is [~~20~~]10 feet.

(ii) Structure width. Within 50 feet of the northwest Property line, maximum structure width is [~~35~~] 38 percent of the width of the lot.

(4) Density. Maximum number of guest rooms/suites is [~~428~~] 264.

(5) Floor area.

(A) Hotel or motel use. Maximum floor area ratio is [~~85,000~~] 195,302 square feet or 6.70:1 for a hotel or motel and related uses, including restaurant uses, meeting space and nonresidential floor area.

(B) Meeting space. Maximum floor area for meeting space in conjunction with a hotel or motel use is [~~3,000~~] 7,000 square feet.

(C) Nonresidential floor area. Maximum combined floor area for nonresidential uses in conjunction with a hotel or motel use is [~~7,000~~] 9,475 square feet, [including meeting space].

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 155 feet, measured from grade along McKinney Avenue.

(B) Structures listed in Section 51P-193.123(2)(a) may project up to 12 feet above the maximum structure height.

(7) Lot coverage.

(A) In general. Except as provided in this paragraph, maximum lot coverage is 82.5 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(B) Urban form. Above 50 feet in height, maximum lot coverage is [~~54~~] 55 percent, measured from grade along from McKinney Avenue.

(d) Outdoor swimming pools. Roof top restaurant and outdoor pool.

(1) Outdoor swimming pools must be located a minimum of [~~75~~] 60 feet from the northwest Property line.

(2) A minimum [~~40~~] 12-foot-high solid screening wall or other solid structure is required between an outdoor swimming pool and roof top restaurant and the northwest Property line. [~~The minimum 10-foot-high solid screening wall or other solid screening structure must be located on the same level as the pool.~~] A minimum six (6) foot tall glass or similar material wind/sound barrier is required along the southwest Property in those areas not enclosed by a 12-foot high solid screening wall or other solid structure. A sound absorbing landscape buffer consisting of evergreen shrubs or other evergreen plant material is required along the southwest Property line. Use of the outdoor pool is prohibited between sunset and sunrise and the water surface of the pool

must be covered with a sound absorbing pool cover during the times the pool is required to be closed. Access to the outdoor pool and pool deck is prohibited between the hours of 10:30 p.m. and 8:00 a.m. by the use of control access door/gates and/or fences as required. No dance floor is allowed on the outdoor pool deck or within the roof top restaurant.

SEC. S-111.109. OFF-STREET PARKING AND LOADING.

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

(b) Hotel or motel use.

(1) Off-street parking. Minimum required off-street parking is one space per 0.85 guest rooms/suites.

(2) Valet parking.

(A) Vehicle queuing, drop-off, and pick-up are not permitted within the public right-of-way.

(B) Valet parking, drop-off, and pick-up must be located within a parking structure.

(C) Packed parking is allowed for valet parking only.

(3) Parking structure.

(A) Off-street parking located on the Property must be within a parking structure located below grade.

~~(B) At grade off-street parking may not be accessed from McKinney Avenue.~~

~~(C) [A parking structure may not exceed two stories in height, measured at grade along McKinney Avenue.]~~

(D) Access to the alley is prohibited except for high clearance vehicles. This allowed access is limited to egress only entry through a solid door which must remain closed except during the exiting of a vehicle.

(4) Loading areas. Loading areas must be enclosed on all four sides and accessed with a gated entry that remains closed except during deliveries.

(c) Restaurant use.

(1) Minimum required off-street parking is one space per 175 square feet of floor area.

(2) Valet parking, drop-off, and pick-up must be located within a parking structure.

(3) Loading areas must be enclosed on all four sides and accessed with a gated entry that remains closed except during deliveries.

SEC S-111.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

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

(b) Outside live music is not allowed.

(c) Outside amplified sound is not allowed.

SEC. S-111.111. LANDSCAPING.

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

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

SEC. S-111.112. DESIGN STANDARDS FOR HOTEL OR MOTEL USE STREET FRONTAGES.

(a) Purpose. Continuous facades along pedestrian oriented streets often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. The design standards in this section are intended to mitigate the negative impact of monotonous, blank, or inactive facades, while allowing creativity, flexibility, and variety in design.

~~[(b) Parking structures.]~~

~~(1) [Except as provided in this subsection, all aboveground parking structures must comply with Section 51P-193.127(a).]~~

~~(2) [Parking structure facades must include at least one of the following: heavy gauge metal screen, pre-cast concrete panels, laminated glass, photovoltaic panels, or other elements.]~~

~~(3) [Aboveground parking structures must have a solid wall or panel on each level with a minimum height of 36 inches to block light spillage from headlights.]~~

~~(4) [Parking structures over one story that front on a public right-of-way must have the following additional design standards on the facade facing the public right-of-way:]~~

~~(A) [Each story must be differentiated horizontally to minimize the vertical plane of the parking structure facade using changes in wall materials, garage~~

~~screening materials, or offsets or projections from the face of the adjacent story by a minimum of six inches.]~~

~~(B) [The horizontal plane of the facade wall of each parking structure story may not exceed 60 feet without a change in material, color, offset, or projection.]~~

(c) Hotel or motel use or restaurant use in conjunction with a hotel or motel use. Along McKinney Avenue, minimum transparency for street-level structures is 75 percent, excluding openings for a parking structure.

(d) Hotel or motel room fenestrations. Hotel or motel use fenestrations located within 50 feet of the northwest Property line must be designed to restrict the view from the hotel or motel use to the property located across the alley from the hotel or motel use. View restrictions may be accomplished using inset fenestrations, translucent glazing, or mounted architectural elements, which would direct views away from property across the alley.

(e) Vertical plane of the hotel tower. Any continuous vertical plane of a hotel or motel use must be altered vertically at a minimum of every 30 feet in elevation using openings, architectural components, articulation in wall detailing, change in texture, or change in color or materials, or a combination of these techniques.

SEC. S-111.113. SIGNS.

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

SEC. S-111.114. ADDITIONAL PROVISIONS.

(a) Sidewalks must continue at a level walking surface adjacent to curb-cuts to give priority to the pedestrian.

(b) Exterior building construction is only allowed between 7 a.m. and 7 p.m., Monday through Friday.

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

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

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

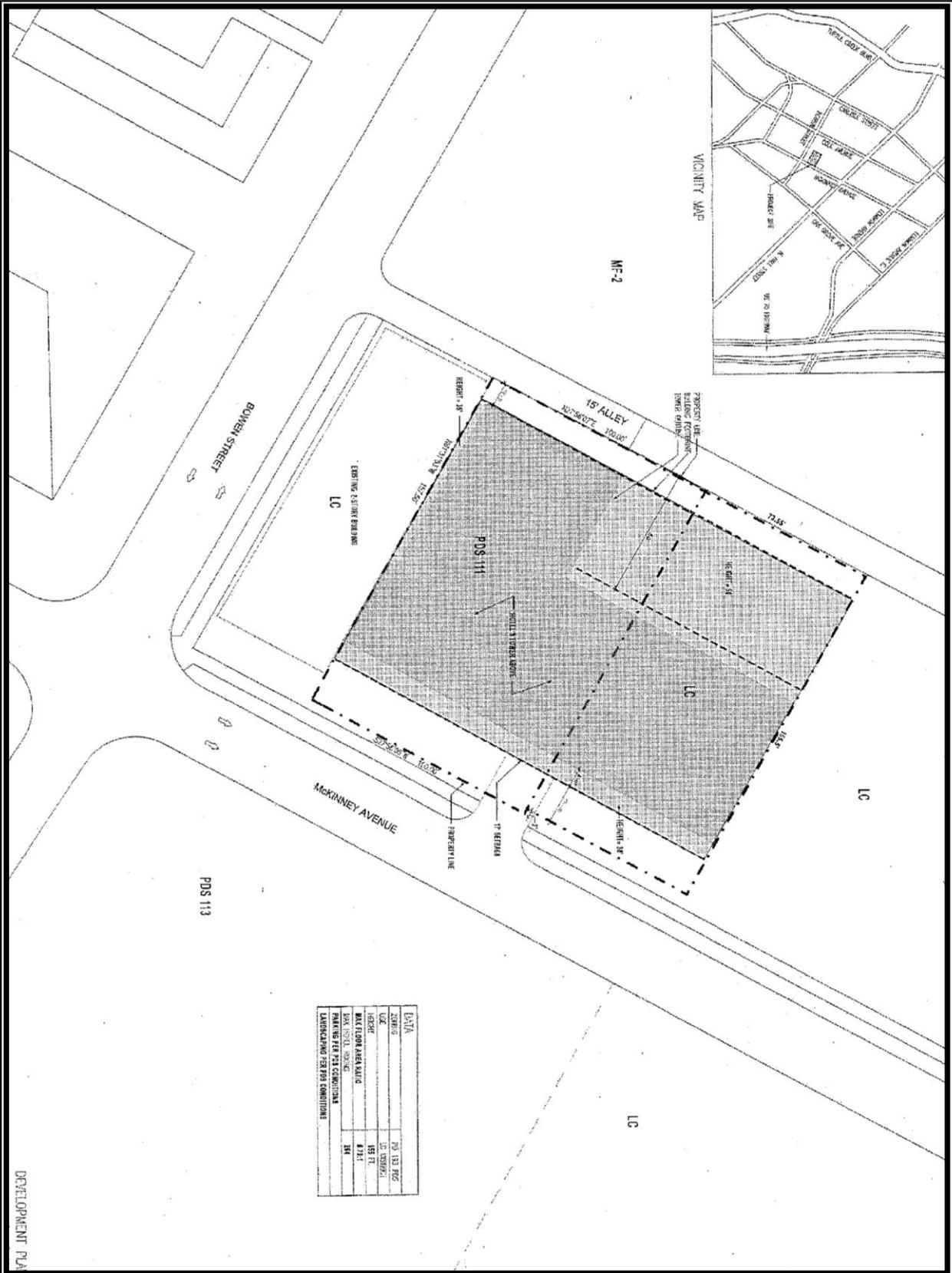
SEC. S-111.115. COMPLIANCE WITH CONDITIONS.

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

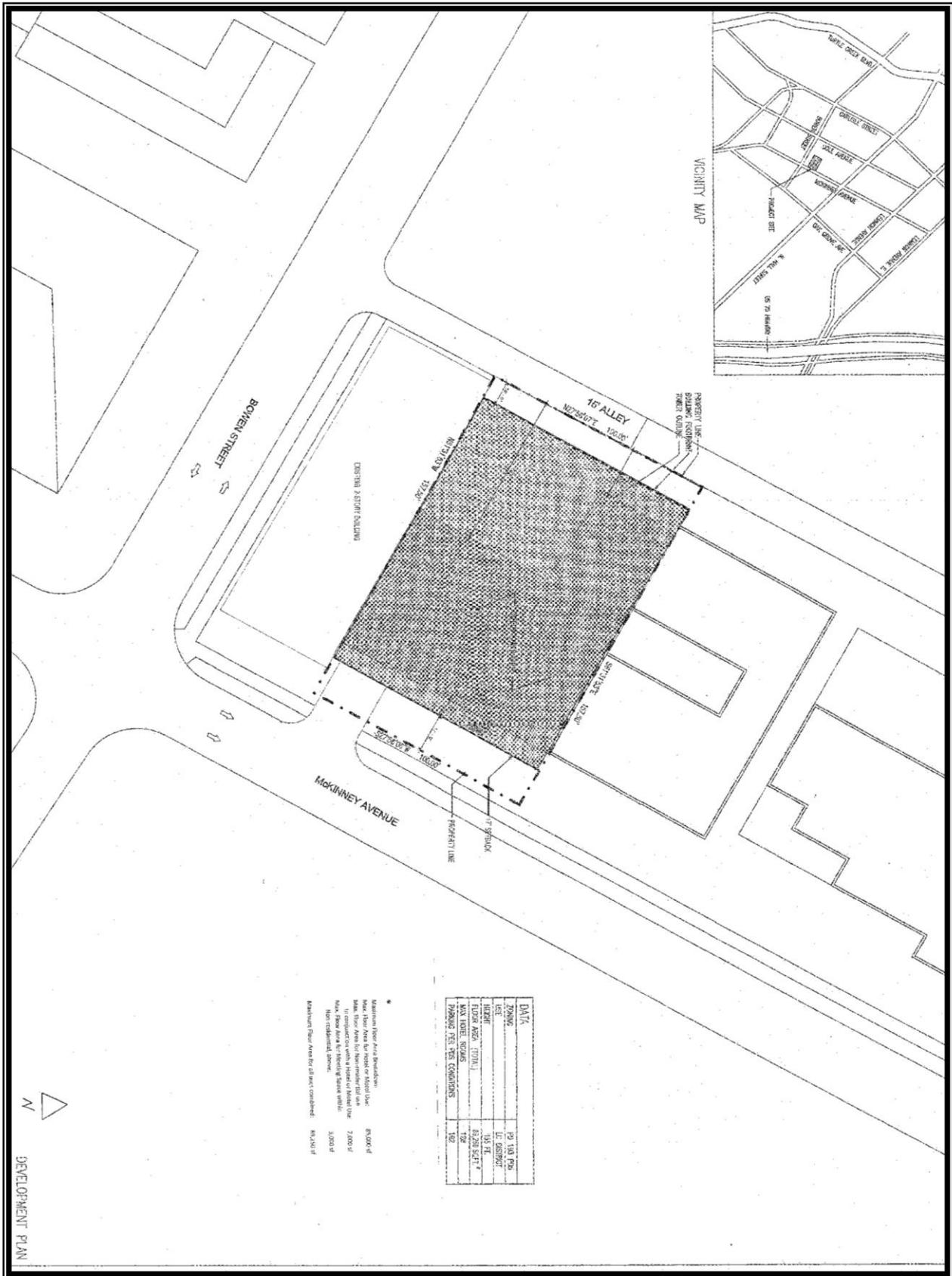
Z156-278(WE)

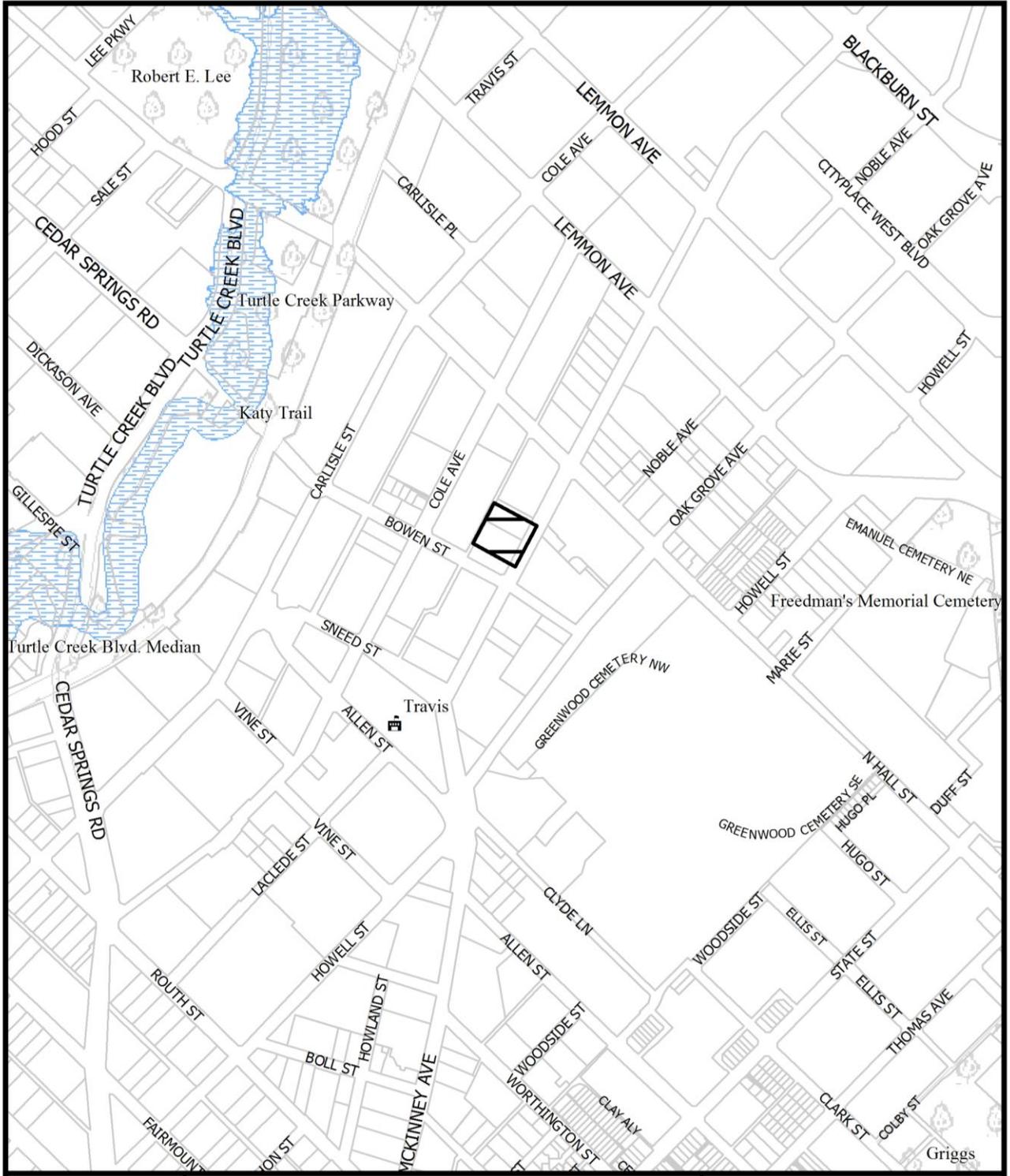
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

PROPOSED DEVELOPMENT PLAN



EXISTING DEVELOPMENT PLAN



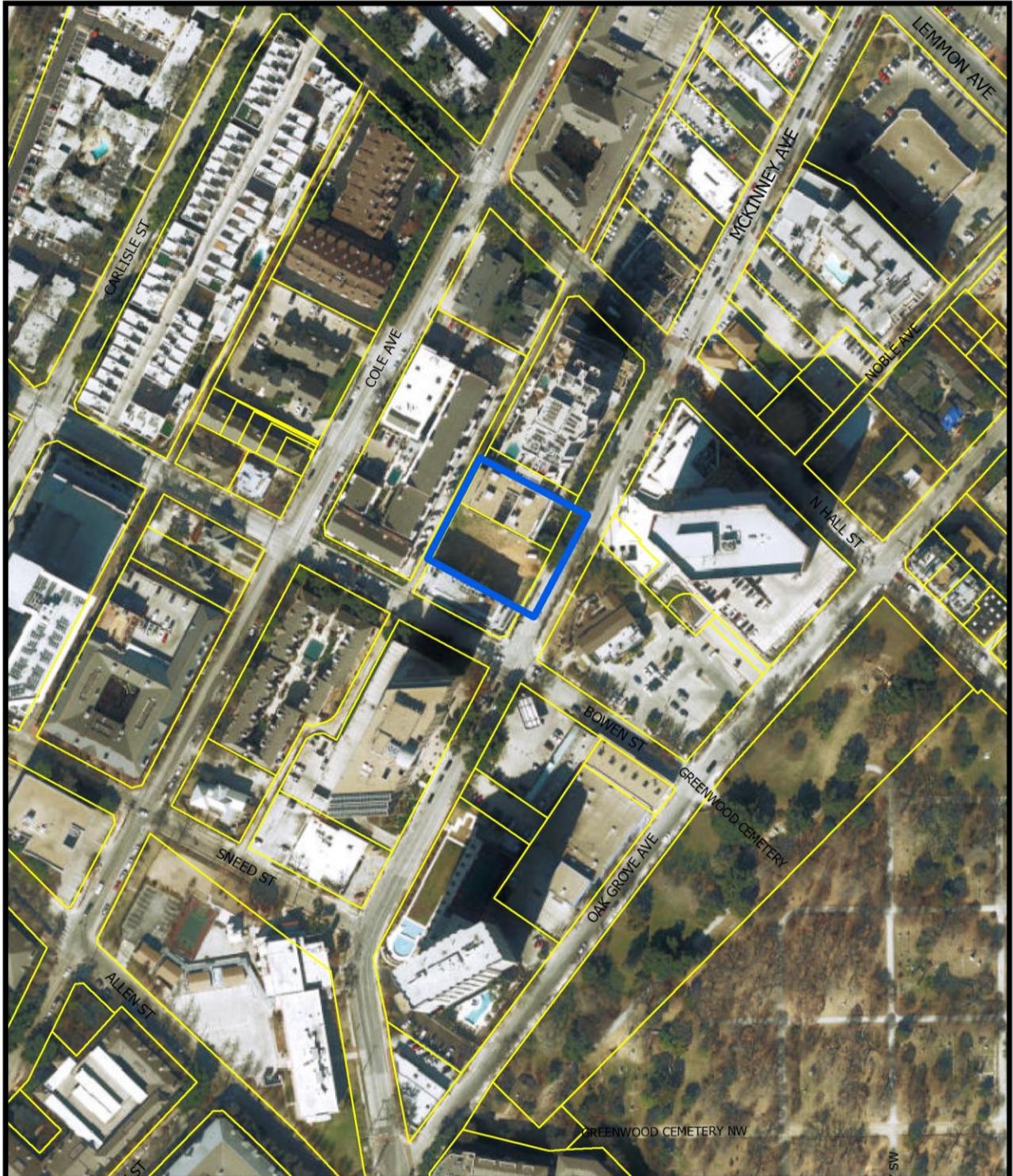


1:6,000

VICINITY MAP

Case no: **Z156-278**

Date: **1/5/2017**

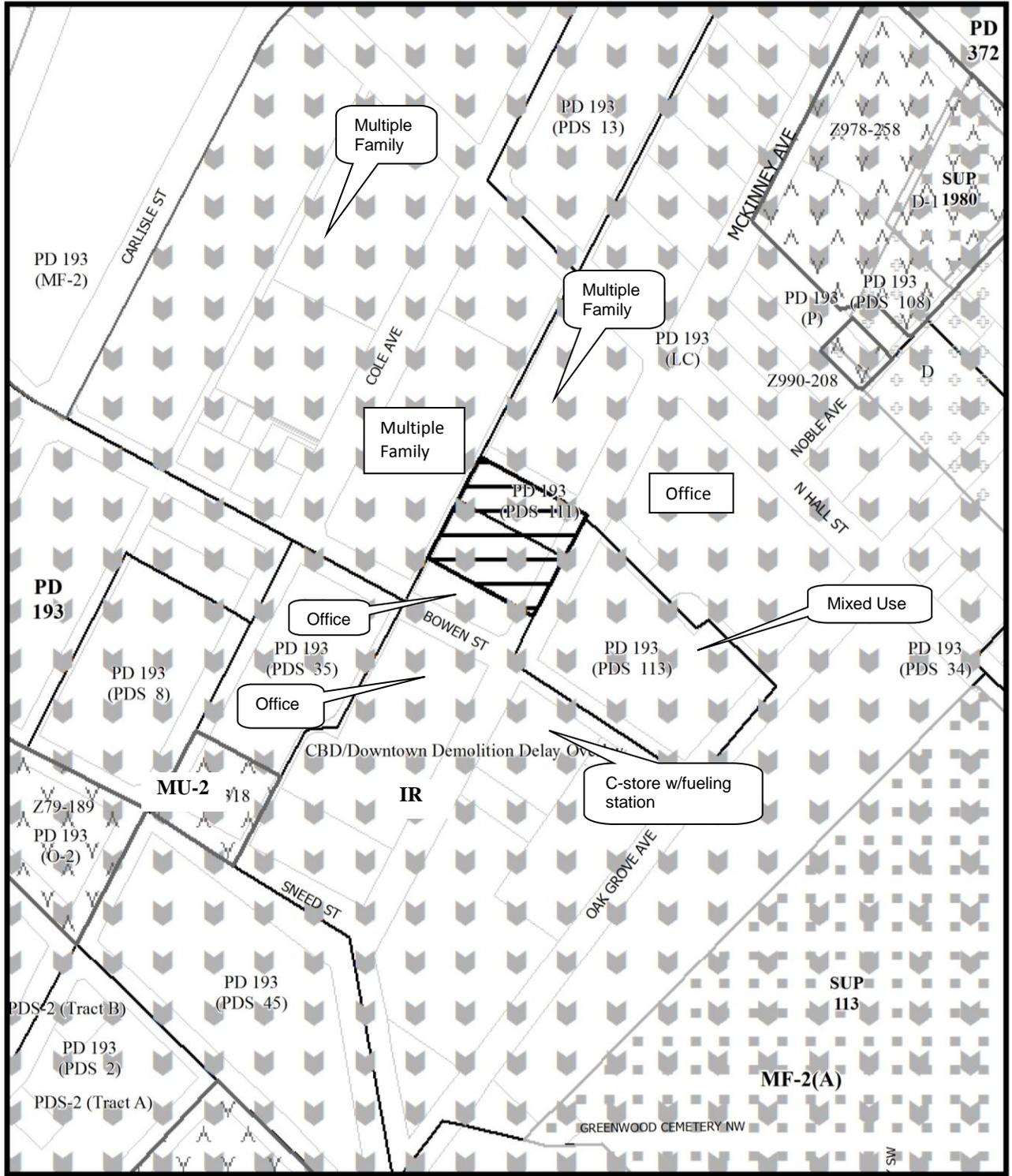


1:2,400

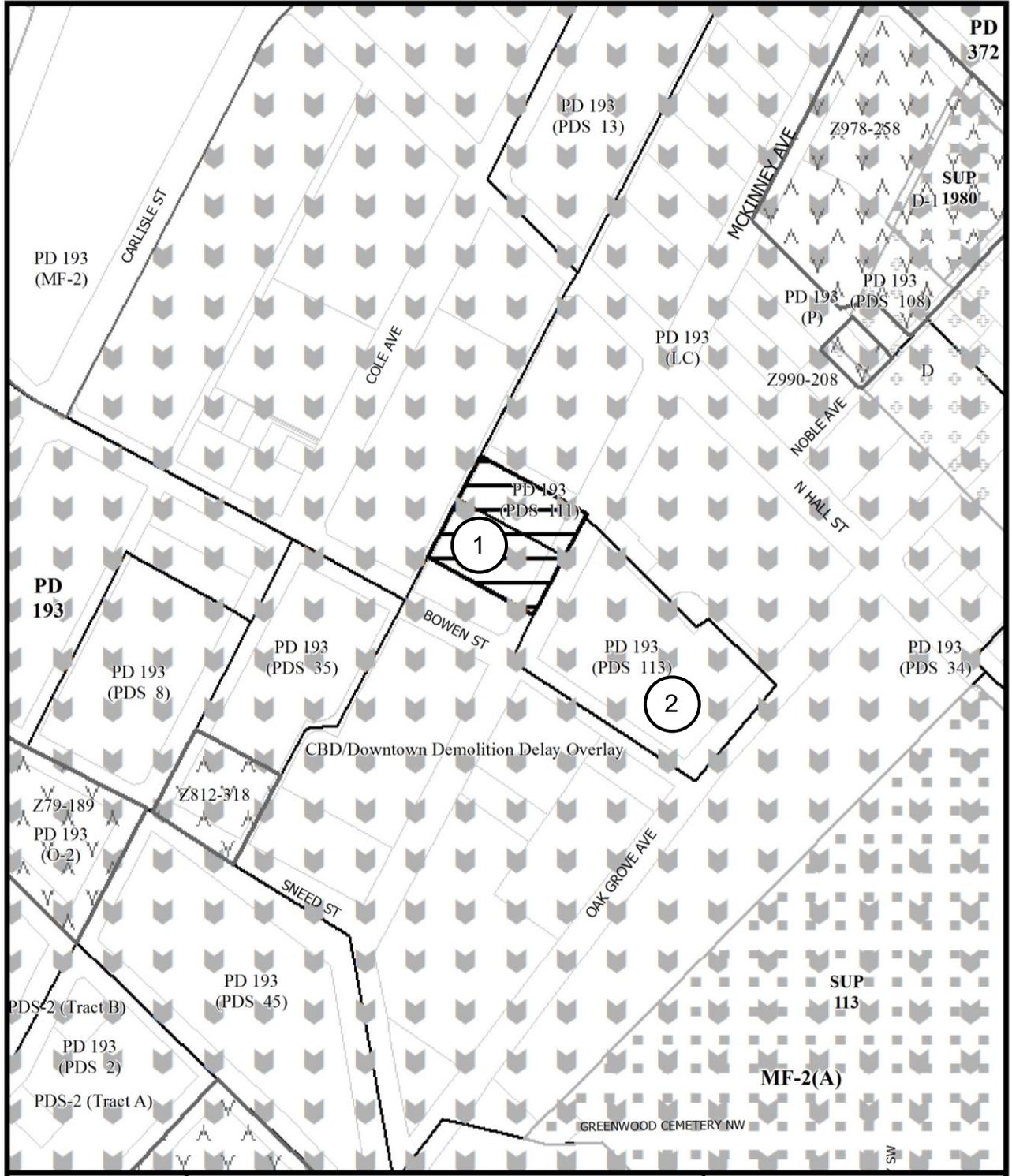
AERIAL MAP

Case no: **Z156-278**

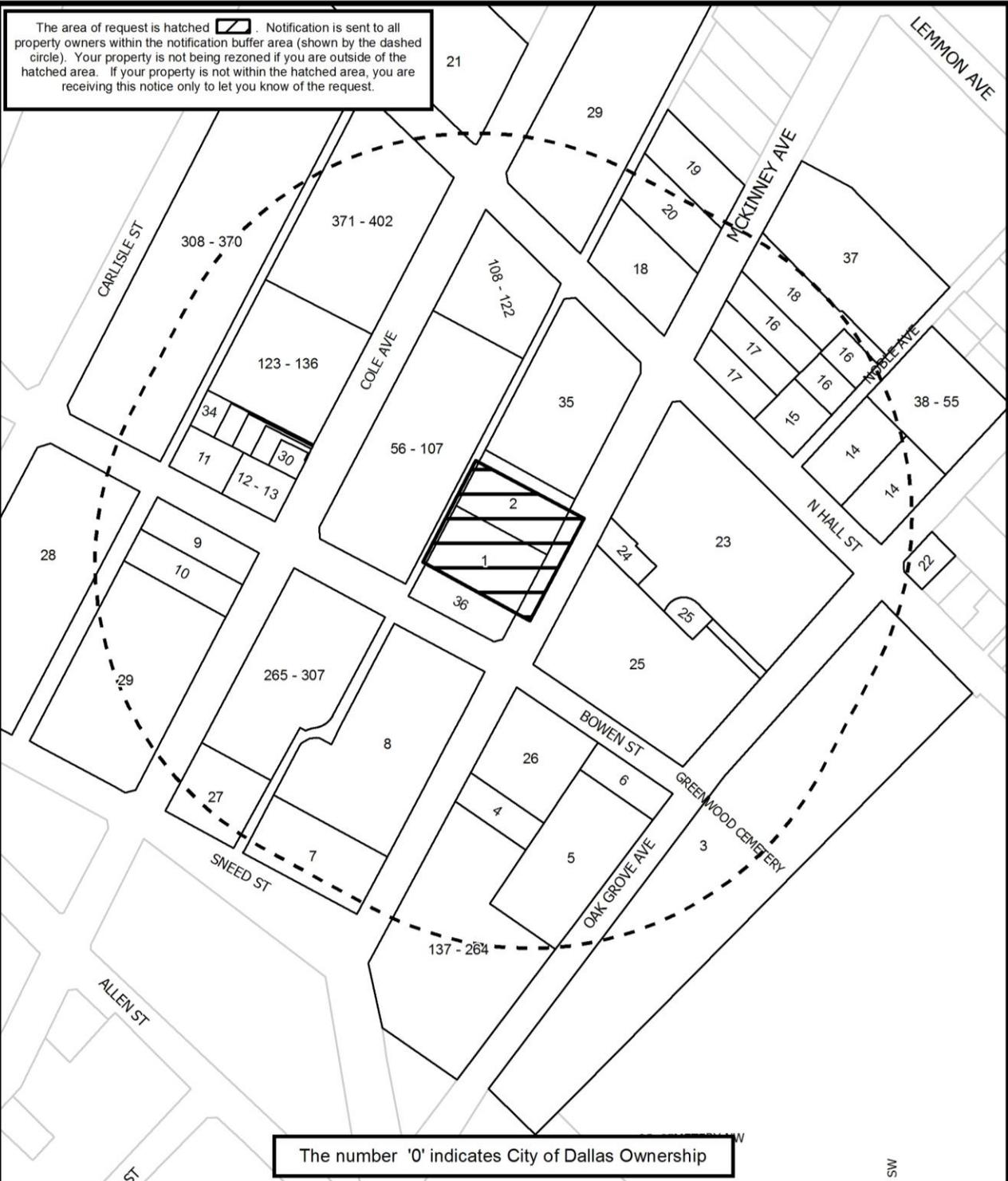
Date: **1/5/2017**



 1:2,400	<h2>ZONING AND LAND USE</h2>	Case no: Z156-278 Date: 1/5/2017
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 1:2,400	<h1>ZONING HISTORY</h1>	Case no: <u>Z156-278</u> Date: <u>1/5/2017</u>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: Z156-278
	[500'] AREA OF NOTIFICATION [402] NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 1/5/2017

Notification List of Property

Z156-278

402 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3207 MCKINNEY AVE	DALLAS CF HOSPITALITY
2	3219 MCKINNEY AVE	W&K REAL ESTATE PTNRS INC
3	3100 OAK GROVE AVE	GREENWOOD CEMETERY ASSN
4	3124 MCKINNEY AVE	MCKINNEY AVENUE
5	3120 MCKINNEY AVE	MCKINNEY AVENUE
6	3153 OAK GROVE AVE	MCKINNEY AVENUE TRANSIT
7	3101 MCKINNEY AVE	YOUNG CANNON PROPERTIES LP
8	3131 MCKINNEY AVE	3131 MCKINNEY INC
9	3111 COLE AVE	ANDERSON MICHAEL J
10	3107 COLE AVE	BOUCHER DANIEL D
11	3112 BOWEN ST	KASNETZ ANDREW B TRUSTEE
12	3205 COLE AVE	KASNETZ ANDREW B TRUSTEE
13	3205 COLE AVE	KASNETZ ANDREW B
14	2910 N HALL ST	OAK GROVE HOTEL GROUP LP
15	2916 N HALL ST	GIBON MCCROREY HOLDINGS LLC
16	3307 NOBLE AVE	PORTOLANI FAMILY LP
17	3300 MCKINNEY AVE	REGISTER CHARLES
18	3312 MCKINNEY AVE	HUGHES HULL HOLDINGS LLC
19	3317 MCKINNEY AVE	PDC INTERESTS LLC
20	3309 MCKINNEY AVE	RACHOFSKY M J TRUST ETAL
21	3104 N HALL ST	KENSINGTON CARLISLE LLC
22	2828 N HALL ST	DENNING JEREMY & DEANNA
23	3232 MCKINNEY AVE	GAEDEKE HOLDINGS II LTD
24	3230 MCKINNEY AVE	LISAR INC
25	3230 MCKINNEY AVE	LISAR INC
26	3128 MCKINNEY AVE	AZIZA INVESTMENTS INC

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3006 COLE AVE	ROCKLAND LP
28	3100 CARLISLE ST	HART TAYLOR LLC
29	3015 COLE AVE	POST APARTMENT HOMES LP
30	3207 COLE AVE	WARNICK HAROLD B
31	3207 COLE AVE	STANIS GRANT
32	3207 COLE AVE	HANSEN SARAH M LIFE ESTATE
33	3207 COLE AVE	PAYNE NORRIS SHELDON & MARGARET L
34	3207 COLE AVE	LOUKAIDES ALEXANDER
35	3227 MCKINNEY AVE	FATH DALLAS RESIDENCES LP
36	3203 MCKINNEY AVE	DFW MAPLE LEAF PTNRS LLC
37	3324 MCKINNEY AVE	3324 MCKINNEY AVE APTS INV LLC
38	3321 OAK GROVE AVE	DEARING GEORGE C
39	3321 OAK GROVE AVE	GAY DONNA BERNARD
40	3321 OAK GROVE AVE	LAMB MICHAEL D
41	3321 OAK GROVE AVE	MANRIQUE RAUL E CUBILLAS
42	3321 OAK GROVE AVE	GODFREY DANIEL E
43	3321 OAK GROVE AVE	HUTCHINSON JEFFREY KEITH
44	3321 OAK GROVE AVE	MAHMALKIS REAL ESTATE & INVESTMENTS LLC
45	3321 OAK GROVE AVE	CONNER CRAIG
46	3321 OAK GROVE AVE	DEMIRANDA KATE MCNAB
47	3321 OAK GROVE AVE	PERRY BRIAN
48	3321 OAK GROVE AVE	NOBLE JEFFREY S
49	3321 OAK GROVE AVE	REDINGER SARA J
50	3321 OAK GROVE AVE	MAHMALKIS REAL ESTATE INVESTMENTS LLC
51	3321 OAK GROVE AVE	JERNIGAN BRUCE ALLEN
52	3321 OAK GROVE AVE	MCMAHON NENA L
53	3321 OAK GROVE AVE	BORG STEPHEN W
54	3321 OAK GROVE AVE	MINTER STEVEN S
55	3321 OAK GROVE AVE	GOODING BRAD E
56	3208 COLE AVE	DILLING CAITLIN C
57	3208 COLE AVE	PINKER MARC

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3208 COLE AVE	JAMES KIM
59	3208 COLE AVE	WOODALL MARK E &
60	3208 COLE AVE	PLESNARSKI WILLIAM
61	3208 COLE AVE	SEMMA JOSEPH JR
62	3208 COLE AVE	EVANGELISTA LUCAS
63	3208 COLE AVE	PAK CHRISTOPHER
64	3208 COLE AVE	DYNAN THOMAS & CAROLINE M
65	3208 COLE AVE	WICKER MALLORIE
66	3208 COLE AVE	CAHILL HEATHER
67	3208 COLE AVE	ARNOLD NANCY G
68	3208 COLE AVE	HANNA MARY C
69	3208 COLE AVE	WIDENER MICHAEL LEE & INNA
70	3208 COLE AVE	DUELKS BRADFORD B
71	3208 COLE AVE	GONZALEZ RAY L
72	3208 COLE AVE	SAKHAI MARYAM
73	3208 COLE AVE	PATEL CHIRAG
74	3208 COLE AVE	VARGHESE THOMAS
75	3208 COLE AVE	STEPHENS CHARLES
76	3208 COLE AVE	KOJDER JESSICA
77	3208 COLE AVE	MITTEN JENNIFER
78	3208 COLE AVE	THAKRAR ANISH
79	3208 COLE AVE	HAYES JILL BETH
80	3208 COLE AVE	PAPE AUTUMN R
81	3208 COLE AVE	DEMIRKOL HANDE
82	3208 COLE AVE	LIU JINGCHAO
83	3208 COLE AVE	KRACKE KIM B
84	3208 COLE AVE	MINGLE DANIEL
85	3208 COLE AVE	BELL THERESA MARIE
86	3208 COLE AVE	KNOTT LAURA G
87	3208 COLE AVE	CURRA CHRISTOPHER J
88	3208 COLE AVE	DURBIN LUCY

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3208 COLE AVE	HOUCK TROY
90	3208 COLE AVE	WOODS JOSEPH D
91	3208 COLE AVE	NEUNERT CINDY E
92	3208 COLE AVE	PIERCE ROGER A
93	3208 COLE AVE	HARE JAMIE
94	3208 COLE AVE	LATHAM KATHLEEN
95	3208 COLE AVE	HERNANDEZCARDENAS ANA V
96	3208 COLE AVE	EGGEBRECHT DARREN W
97	3208 COLE AVE	CALEGARI MAUD B
98	3208 COLE AVE	PFITZINGER BRIAN S
99	3208 COLE AVE	CHARUWORN NART
100	3208 COLE AVE	FEDERAL NATIONAL MORTGAGE ASSOCIATION
101	3208 COLE AVE	HARLOW CHARLES J
102	3208 COLE AVE	DAVIS JENNIFER
103	3208 COLE AVE	MARSHALL KELLY S
104	3208 COLE AVE	GREEN MARY POLK
105	3208 COLE AVE	WOODALL KATHERINE ANN
106	3208 COLE AVE	LAU HOWARD
107	3208 COLE AVE	HURTADO ANDREA
108	3230 COLE AVE	BHAMIDIPATI PRABHAKAR
109	3230 COLE AVE	GARLICK RYAN M
110	3230 COLE AVE	WOODWARD LOIS N
111	3230 COLE AVE	WEBER KARIN
112	3230 COLE AVE	WILLIAMS STEVE F
113	3230 COLE AVE	LUNA JOHN B
114	3230 COLE AVE	WANG NING &
115	3230 COLE AVE	WILLIAMS CURTIS A
116	3230 COLE AVE	ARMSTRONG ADAM
117	3230 COLE AVE	COSTA FRANCESCO
118	3230 COLE AVE	KLUGE DENNIS L &
119	3230 COLE AVE	POSGATE LOUIS &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3230 COLE AVE	PETERSON DAVID J &
121	3230 COLE AVE	HESS DOUGLAS ALLEN
122	3230 COLE AVE	RIVERA FRANK
123	3215 COLE AVE	L1 PROPERTIES LLC
124	3215 COLE AVE	HARRISON SUZANNE & JAMES M
125	3209 COLE AVE	LOPEZ ROLAND V
126	3209 COLE AVE	GONZALEZ DEVIN
127	3215 COLE AVE	OLIVERI CHARLES
128	3215 COLE AVE	OLIVERI CHARLES W SR
129	3215 COLE AVE	MCBEE DAVID H
130	3209 COLE AVE	BRIDGE TOWER DALLAS ONE LLC
131	3215 COLE AVE	CONERLY BRITNEY M
132	3209 COLE AVE	HERNANDEZ GUILLERMO A & GABRIELA
133	3209 COLE AVE	LOGSDON JAMES J JR & LAURA S
134	3215 COLE AVE	VIOLI MICHAEL &
135	3209 COLE AVE	MORROW SAMUEL S
136	3215 COLE AVE	BRAY STEVEN A
137	3030 MCKINNEY AVE	ROBINSON INDUSTRIES, INC
138	3030 MCKINNEY AVE	BRINKMAN JEANNIE &
139	3030 MCKINNEY AVE	AMMON SUSAN
140	3030 MCKINNEY AVE	DOTY YVONNE D
141	3030 MCKINNEY AVE	HALYBURTON WILLIAM D & KRISTY
142	3030 MCKINNEY AVE	HAYS RAYMOND R & DINAH D
143	3030 MCKINNEY AVE	NEUSE JASPER MICHAEL
144	3030 MCKINNEY AVE	PIONONO INVESTMENTS LLC
145	3030 MCKINNEY AVE	KLEINE WILLIAMS D & ANN
146	3030 MCKINNEY AVE	BROSI SCOTT C &
147	3030 MCKINNEY AVE	FRANK ROBERT C JR & SELENA M
148	3030 MCKINNEY AVE	GARCIA RICARDO LUIS & VERONICA M
149	3030 MCKINNEY AVE	SIMPSON ANN
150	3030 MCKINNEY AVE	HAIRE SCOTT L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3030 MCKINNEY AVE	PHILLIPS WAYNE D
152	3030 MCKINNEY AVE	STEELE JOHN RODMAN EST OF &
153	3030 MCKINNEY AVE	SAHWANI DIANA
154	3030 MCKINNEY AVE	ROMBERG BERTHOLD &
155	3030 MCKINNEY AVE	MURRAY JANE E
156	3030 MCKINNEY AVE	MULLICAN MARY A
157	3030 MCKINNEY AVE	VU CHI T
158	3030 MCKINNEY AVE	AVIRETT TIMOTHY T
159	3030 MCKINNEY AVE	GARRETT JESSICA L
160	3030 MCKINNEY AVE	OLKKOLA EDWARD E
161	3030 MCKINNEY AVE	KLEIN HANNE
162	3030 MCKINNEY AVE	DYKES DONALD E
163	3030 MCKINNEY AVE	GOLDFARB FAMILY TRUST U A
164	3030 MCKINNEY AVE	PEPMILLER DELMAR D &
165	3030 MCKINNEY AVE	CARNEY TIMOTHY
166	3030 MCKINNEY AVE	SAMARA KENNETH J
167	3030 MCKINNEY AVE	BAILEY KATHLEEN C LIVING TRUST
168	3030 MCKINNEY AVE	BATCHELOR JAMES F &
169	3030 MCKINNEY AVE	ESTRADA ROBERT A & CATHERINE BERNELL
170	3030 MCKINNEY AVE	GRIFFIN ELIZABETH R
171	3030 MCKINNEY AVE	ESTELLHANCOCK MARITA
172	3030 MCKINNEY AVE	BAKER DONNA LYNN
173	3030 MCKINNEY AVE	L & E PROPERTIES LLC
174	3030 MCKINNEY AVE	ISMAIL SALIM & SHIREEN SALIM
175	3030 MCKINNEY AVE	WALKER DAVID G
176	3030 MCKINNEY AVE	HARLAN ELIZABETH B
177	3030 MCKINNEY AVE	GWYN JAMES W & V MARIE
178	3030 MCKINNEY AVE	SEAMAN GARY L & CAROLYN K
179	3030 MCKINNEY AVE	LITTLE WILLIAM H & LORI G
180	3030 MCKINNEY AVE	SPIEGELMAN WILLARD
181	3030 MCKINNEY AVE	MALKA MICHAEL A

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01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3030 MCKINNEY AVE	CARPENTER SUSAN
183	3030 MCKINNEY AVE	DONALDSON NIGEL A
184	3030 MCKINNEY AVE	KEARNEY BARBARA
185	3030 MCKINNEY AVE	SANDKNOP RYAN
186	3030 MCKINNEY AVE	LAMB SHELLY S
187	3030 MCKINNEY AVE	MOSSER ROBERT E & ROBERT J
188	3030 MCKINNEY AVE	MCKEE JOHN
189	3030 MCKINNEY AVE	BALL JEANNIE C
190	3030 MCKINNEY AVE	KHOSHNOUDI AHMAD &
191	3030 MCKINNEY AVE	WOOD ELLEN
192	3030 MCKINNEY AVE	MCDONALD MARLA
193	3030 MCKINNEY AVE	HALLIDAY EDWIN JAY & LYNN MARY
194	3030 MCKINNEY AVE	WANSTRATH LAURA
195	3030 MCKINNEY AVE	BRITTINGHAM GUILLERMO M &
196	3030 MCKINNEY AVE	DUFFIELD ANNE E
197	3030 MCKINNEY AVE	SCHROEDER PATRICIA C REVOCABLE TR
198	3030 MCKINNEY AVE	DIPASQUA ALPHONSO &
199	3030 MCKINNEY AVE	MILES JANIS C
200	3030 MCKINNEY AVE	CARUSO RONALD
201	3030 MCKINNEY AVE	THOMAS JOHN C & DEBRA
202	3030 MCKINNEY AVE	FRANKEL DOUGLAS &
203	3030 MCKINNEY AVE	GILHOOLY STEPHEN
204	3030 MCKINNEY AVE	FREEMAN REVOCABLE TRUST THE
205	3030 MCKINNEY AVE	ASANTE MOLEFI KETE & ANA
206	3030 MCKINNEY AVE	SELLARS JOHN P
207	3030 MCKINNEY AVE	HARRIS CURTIS D &
208	3030 MCKINNEY AVE	BROOKSHIER FAMILY TRUST
209	3030 MCKINNEY AVE	BERNSTEIN BASIL
210	3030 MCKINNEY AVE	MUIR J DUNCAN
211	3030 MCKINNEY AVE	PRICE SANDRA NELSON
212	3030 MCKINNEY AVE	SUCRE RICHARD & ANGELA

Z156-278(WE)

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3030 MCKINNEY AVE	GREEN RAY E
214	3030 MCKINNEY AVE	BOLAND THOMAS C & DEBRA A
215	3030 MCKINNEY AVE	CUNNINGHAM GENE M
216	3030 MCKINNEY AVE	BRYAN BARRY
217	3030 MCKINNEY AVE	KHOSHNOUDI BAHAR
218	3030 MCKINNEY AVE	BROWN WILLIAM T II
219	3030 MCKINNEY AVE	AVANCE PROPERTIES LLC
220	3030 MCKINNEY AVE	HARRIS ELIZABETH K
221	3030 MCKINNEY AVE	FISCHER REVOCABLE TRUST
222	3030 MCKINNEY AVE	LADD DENNIS MICHAEL &
223	3030 MCKINNEY AVE	ASCENZO DANIEL
224	3030 MCKINNEY AVE	LADD DENNIS &
225	3030 MCKINNEY AVE	AHNERT EDWARD F &
226	3030 MCKINNEY AVE	TRIMBLE RODNEY B
227	3030 MCKINNEY AVE	BARNES JOSEPH ANTHONY &
228	3030 MCKINNEY AVE	WHITWELL STEPHEN
229	3030 MCKINNEY AVE	SCHMIDT KEITH A
230	3030 MCKINNEY AVE	BARNES MITZI T
231	3030 MCKINNEY AVE	RAMSEY CHARLES E JR MARITAL TRUST
232	3030 MCKINNEY AVE	KELLY MICHAEL J
233	3030 MCKINNEY AVE	HAKIM CAMILLE A &
234	3030 MCKINNEY AVE	DOLAN F PETER & MARCY HEIDISH
235	3030 MCKINNEY AVE	FELSTED KAREN E
236	3030 MCKINNEY AVE	FARROWGILLIESPIE ALAN C
237	3030 MCKINNEY AVE	FRANKS ROBERT C &
238	3030 MCKINNEY AVE	HARGROVE T GEDDIE
239	3030 MCKINNEY AVE	BARTON STANLEY & LINDA
240	3030 MCKINNEY AVE	PUTNAM DONOVAN &
241	3030 MCKINNEY AVE	APPERSON MARK W
242	3030 MCKINNEY AVE	COLLINS FLOYD W
243	3030 MCKINNEY AVE	ROGERS CULLEN A &

Z156-278(WE)

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3030 MCKINNEY AVE	CORTEZ CARLOS R
245	3030 MCKINNEY AVE	MCLAUGHLIN KATHLEEN
246	3030 MCKINNEY AVE	BIRKNER JOHN H
247	3030 MCKINNEY AVE	SHELMIRE SUSAN
248	3030 MCKINNEY AVE	JORDAN STEVEN C
249	3030 MCKINNEY AVE	HAKIM CAMILLE & HAIFA TR
250	3030 MCKINNEY AVE	BERG ALAN G
251	3030 MCKINNEY AVE	BUTTS KELEM B &
252	3030 MCKINNEY AVE	HEPFNER JAMES P
253	3030 MCKINNEY AVE	ROBERTSON REBEL LEA &
254	3030 MCKINNEY AVE	PETERS JEFF & CAROL
255	3030 MCKINNEY AVE	MILDEBRATH MARK E & DANA
256	3030 MCKINNEY AVE	NELSON RANDALL & KIMBERLY
257	3030 MCKINNEY AVE	BERGNER JOHN F &
258	3030 MCKINNEY AVE	STEWART JEFFREY G
259	3030 MCKINNEY AVE	ZIELKE PETER B
260	3030 MCKINNEY AVE	PETERS JEFF & CAROL
261	3030 MCKINNEY AVE	HAWLEY JOHN R & MARCIA H
262	3030 MCKINNEY AVE	SKYLINE TRUST
263	3030 MCKINNEY AVE	SKYLINE TRUST
264	3030 MCKINNEY AVE	SKYLINE TRUST
265	3100 COLE AVE	AFTABROUSHADR KAMBIZ
266	3100 COLE AVE	ALLSION CHRIS
267	3100 COLE AVE	RAFFEL SCOTT J & KATHY E
268	3100 COLE AVE	ZHANG HELEN X Y
269	3100 COLE AVE	BRANT SARAH M
270	3100 COLE AVE	LARKIN WILLIAM A
271	3100 COLE AVE	PALETTI SONIA
272	3100 COLE AVE	NICOLLE BRYCE DAUVERGNE
273	3100 COLE AVE	CHESNUT JOHN
274	3100 COLE AVE	SMITH HOLLY F

Z156-278(WE)

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3100 COLE AVE	REYES ROBERT M
276	3100 COLE AVE	TEJURA SEEMA V
277	3100 COLE AVE	RAFEA VEEDA
278	3100 COLE AVE	ZERR JOSEPH
279	3100 COLE AVE	KJELDGAARD DAVID
280	3100 COLE AVE	TOMASZCZUK KATY &
281	3100 COLE AVE	DRAPER DUANE D &
282	3100 COLE AVE	SPADE PHILIP FREDERICK
283	3100 COLE AVE	LINSCOTT WHITNEY K
284	3100 COLE AVE	WHEAT DAVID G
285	3100 COLE AVE	BRAY CHASE LANDON
286	3100 COLE AVE	LEE BIK HAN & LEE SAI SHEK
287	3100 COLE AVE	BENAVIDES MICHAEL L
288	3100 COLE AVE	RIOS SANDRA B
289	3100 COLE AVE	GAMINI MORTEZA & BORTAY
290	3100 COLE AVE	SKAINES JONATHAN B
291	3100 COLE AVE	LOZANO JAVIER ALBERTO NEYRA & YEAL JOSEPH GARCIA
292	3100 COLE AVE	ANDERSON JONATHAN D & TARA L
293	3100 COLE AVE	OREILLEY KATHLEEN
294	3100 COLE AVE	SALANON EMANUEL JOEL
295	3100 COLE AVE	GARCIA EDWARD I
296	3100 COLE AVE	AHN SAM
297	3100 COLE AVE	MILLIET MARK JOSEPH
298	3100 COLE AVE	MAYES EVAN Z
299	3100 COLE AVE	REISMAN MARK L
300	3100 COLE AVE	PHILLIPS THOMAS L
301	3100 COLE AVE	ROSENBAUM RICO
302	3100 COLE AVE	BAYS VANCE J
303	3100 COLE AVE	CLIFT SUSANNE A & KEVIN
304	3100 COLE AVE	VONBORSIG MICHAEL A
305	3100 COLE AVE	LIN CONSTANCE LEECHEN

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01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3100 COLE AVE	BATA INVESTMENTS LLC
307	3100 COLE AVE	DEMEIS DANIEL G
308	3210 CARLISLE ST	PAGE ANTHONY R
309	3210 CARLISLE ST	DAVIS JAMES KYLE &
310	3210 CARLISLE ST	GIORDANO JOHN V
311	3210 CARLISLE ST	CHOI YUN H
312	3210 CARLISLE ST	ENGWICHT JACKIE L & CORY J
313	3210 CARLISLE ST	TURNBULL RANDALL C &
314	3210 CARLISLE ST	HARVEY DEAN & CATHY
315	3210 CARLISLE ST	TORCHIO PAOLO
316	3210 CARLISLE ST	CHAKAL NAVDEEP S &
317	3210 CARLISLE ST	ATALLAH RABIH
318	3210 CARLISLE ST	SWANK JENNIFER MICHELLE & RYAN PAUL
319	3210 CARLISLE ST	WENTWORTH BARBARA
320	3210 CARLISLE ST	NICKS CHRISTOPHER STEPHEN & LYNN HOLLEY
321	3210 CARLISLE ST	DEFARRO GIANPAOLO &
322	3210 CARLISLE ST	ZIMMERMAN KATHERYN
323	3210 CARLISLE ST	JEFFREY B JOHNS 2007 TRUST
324	3210 CARLISLE ST	NORTH TIMOTHY G &
325	3210 CARLISLE ST	DAVIS JON C
326	3210 CARLISLE ST	FOX MICHAEL & JULIANNE
327	3210 CARLISLE ST	HORTON LANCE
328	3210 CARLISLE ST	MCKAY JOHN K & ANN
329	3210 CARLISLE ST	STOJANOVIC VESNA
330	3210 CARLISLE ST	SICHENZIO RICHARD &
331	3210 CARLISLE ST	GOODWIN BOBBY A &
332	3210 CARLISLE ST	BALDOR JORGE L
333	3210 CARLISLE ST	RUSCHHAUPT REED
334	3210 CARLISLE ST	DUNTON STACY
335	3210 CARLISLE ST	STANFORD CHRISTIN C & ERIK
336	3210 CARLISLE ST	LYNCH DAVID E

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3210 CARLISLE ST	WOODARD BRYAN T
338	3210 CARLISLE ST	LUONG PHUONG M
339	3210 CARLISLE ST	FLOWERS ROBERT R
340	3210 CARLISLE ST	THOMAS JONATHAN S & CYNTHIA L
341	3210 CARLISLE ST	BURNS MICHAEL R &
342	3210 CARLISLE ST	LOCKE KELLY
343	3210 CARLISLE ST	BENTOW JASON
344	3210 CARLISLE ST	LYONS KEVIN & MEGAN
345	3210 CARLISLE ST	HARMAN ROBERT KING & LINDA ANNE
346	3210 CARLISLE ST	MINK JUSTIN
347	3210 CARLISLE ST	PRESSLER FAMILY TRUST
348	3210 CARLISLE ST	ALVAREZ PEDRO JR &
349	3210 CARLISLE ST	HENRY MOLLIE MAILMAN &
350	3210 CARLISLE ST	GEIKEN CHAD D
351	3210 CARLISLE ST	WILLIAMS MITCHELL A
352	3210 CARLISLE ST	WCISLO BRIAN &
353	3210 CARLISLE ST	CUMMINS CHRISTINA LYNN
354	3210 CARLISLE ST	SLAVIN DIERDRE
355	3210 CARLISLE ST	WELLS CORY
356	3210 CARLISLE ST	POTTER JEFFREY &
357	3210 CARLISLE ST	HAWKINS DWAYNE W
358	3210 CARLISLE ST	LAVENDER RACHEL LAUREN
359	3210 CARLISLE ST	HUANG THERESA T
360	3210 CARLISLE ST	KAUFMAN CAPITAL LLC
361	3210 CARLISLE ST	ATKINS JOSEPH B JR &
362	3210 CARLISLE ST	WALKER PHILIP & JULIE
363	3210 CARLISLE ST	TERRY JASON E
364	3210 CARLISLE ST	THIRD & WILLIS LLC
365	3210 CARLISLE ST	HASS RACHEL
366	3210 CARLISLE ST	MIRE DENNIS
367	3210 CARLISLE ST	YOUNG AMY C

Z156-278(WE)

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3210 CARLISLE ST	SMITH EDWARD A
369	3210 CARLISLE ST	HAMM PHILIP
370	3210 CARLISLE ST	POWELL ADAM J
371	3235 COLE AVE	COOKE AMY M
372	3235 COLE AVE	NGUYEN THONG
373	3235 COLE AVE	MOSCA CELESTE ALISA
374	3235 COLE AVE	
375	3235 COLE AVE	HALL DOUGLAS K
376	3235 COLE AVE	SHEINBERG DARREN
377	3235 COLE AVE	THIGPEN THOMAS
378	3235 COLE AVE	CHAPMAN ALBERT J III
379	3235 COLE AVE	WELLS ALEX L
380	3235 COLE AVE	HALLOCK KEITH R JR
381	3235 COLE AVE	KNOWLTON KELLY
382	3235 COLE AVE	MAJOR DAVID P
383	3235 COLE AVE	MALLOY BETHANY E
384	3235 COLE AVE	THOMPSON SCOTT JAY
385	3235 COLE AVE	DEERING CHRISTOPHER
386	3235 COLE AVE	HALL DAVID JR
387	3235 COLE AVE	LINNSTAEDTER LEAH NICOLE
388	3235 COLE AVE	ELCHAMMAS MANAR
389	3235 COLE AVE	WHITE STEVEN M & TERESA J
390	3235 COLE AVE	ALIMCHANDANI NEERAJ
391	3235 COLE AVE	LITOFF AUSTIN
392	3235 COLE AVE	LECOVER MATTHEW L
393	3235 COLE AVE	KUO ANDY
394	3235 COLE AVE	FICKE GEOFFREY E
395	3235 COLE AVE	AN JADHAVJI INVESTMENTS LLC
396	3235 COLE AVE	BARNEY JOHN DAVID
397	3235 COLE AVE	TAYLOR RYAN
398	3235 COLE AVE	SANTAULARIA JOSEPH W

Z156-278(WE)

01/05/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	3235 COLE AVE	VANN RHONDA H
400	3235 COLE AVE	CROSSETT MATTHEW ADAM &
401	3235 COLE AVE	FIORE ANGELA M
402	3235 COLE AVE	MAIONE MICHAEL

FILE NUMBER: Z156-357(OTH)

DATE FILED: September 8, 2016

LOCATION: East side of Spangler Road, south of Walnut Hill Lane, and north of Mañana Drive

COUNCIL DISTRICT: 6

MAPSCO: 22-P

SIZE OF REQUEST: Approx. 7.501 acres

CENSUS TRACT: 99.00

APPLICANT: Burnco Texas LLC

OWNER: Tricycle Lane Texas LLC

REPRESENTATIVE: Thomas Eyeington, P.E.

REQUEST: An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IM Industrial Manufacturing District

SUMMARY: The applicant proposes to utilize the property for the existing concrete batch plant.

STAFF RECOMMENDATION: Approval for a five-year period, subject to a revised site plan, landscape plan and staff's recommended conditions.

PREVIOUS CPC ACTION: On January 5, 2017, the City Plan Commission held this case under advisement to February 2, 2017.

BACKGROUND:

- The 7.501 acres of land is currently developed with a batch plant. The property was previously used as a temporary batch plant and an industrial (outside) uses.
- Staff’s understanding is that the property is being used as a batch plant with the existing Certificate of Occupancy that the previous owner had for an industrial (outside use). This certificate of occupancy was issued in 2011; however, it did not have an SUP. In the process of updating and wanting to install new equipment on the property, the applicant was informed of the need to get a Certificate of Occupancy under the new operator as well as an SUP. Thus, the applicant’s request for the SUP for a batch plant.
- The applicant proposes to continue the use of the property as a batch plant and make some changes to the site.
- The most recent Certificate of Occupancy found in the records was issued on May 18, 2011 for an industrial (outside) use [Image Concrete Partners].

Zoning History: There have been two zoning requests in the vicinity in the past five years.

1. Z123-210 On May 28, 2014, the City Council approved an IM Industrial Manufacturing District and an SUP for an industrial (outside) potentially incompatible use limited to concrete or asphalt crushing on property located on the east line of Luna Road, north of Ryan Road.
2. Z112-157 On June 22, 2011, the City Council approved an SUP for a potentially incompatible industrial (outside) use, limited to concrete and asphalt crushing on property located on the west side of Spangler Road, north of Mañana Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Spangler Road	Collector	80 feet
West Walnut Lane	Principal Arterial	110 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 request generally supports the characteristics of the *Industrial Area Building Block*. The applicant’s use provides jobs in the industrial sector and is located in one of the City’s industrial areas. Additionally, there are limited sidewalks in the area, a trait of industrial areas.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Surrounding Land Uses:

	Zoning	Land Use
Site	IM	Industrial
North	IM	Outside Storage and undeveloped
South	IR	Elm Fork Athletic Center
West	IM	Vacant and industrial
East	IR	Vacant

Land Use Compatibility:

The site has several structures that total approximately 10,000 square feet. The applicant is proposing to expand the existing batch plant and to add several structures. The proposed area will total 26,300 square feet once it all is built.

The property has been used on and off as a temporary batch plant since 1999. The site is surrounded by outside storage, undeveloped, Elm Fork Athletic Center, vacant, and industrial uses.

The Elm Fork Athletic Center is a 138 acre, state of the art championship soccer complex, with 19 soccer fields including 14 equipped with lights, water fountains, permanent outdoor restrooms, and parking. The park is under a management and operation agreement with the FC Dallas Professional Soccer Team. A championship field with covered seating serve as the epicenter of this complex that boast concession, restroom, office, and conference facilities as well as access to the Citywide Trail Network, nature areas and playgrounds. The Parks Department does not have any issues with the proposed use as long as proper precautions are taken to ensure the health, safety and welfare of those who use or work in the park. The proposed conditions address these concerns

The SUP requirement for certain land uses in particular zoning districts affords the city and surrounding neighbors an opportunity to periodically evaluate whether or not the use is continuing to be compatible with the surrounding area. The proposed use is compatible with the surrounding industrial uses in the area and is needed in the city and should be located in an industrial area. Furthermore, the conditions establish performance standards such as operating hours, screening, site layout, ground and dust control, traffic circulation, stacking height, and the location of outdoor storage help limit any detrimental aspects of the use.

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.

Development Standards:

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

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. The required parking for the batch plant use is one space per 600 square feet of manufacturing area. For a total of 26,300 square feet the required number of spaces is 39 parking spaces. The proposed number of spaces exceeds the requirements by five spaces.

Landscaping:

Landscaping of the property must be provided in accordance with the proposed landscape plan. The landscaping shown on the landscape plan is minimal compared to Article X, but seems practical for the intensive use of the property.

The Chief Arborist has reviewed the proposed landscape plan and found the following deficiencies:

1. Street trees cannot be provided at the required on per 50 linear feet of the street frontage and within 30 feet of the curb. The lack of a road and/or curb makes it difficult to do so. Street trees will not have enough space to be maintained in a healthy way.
2. The deficiency in site trees and two design standards are difficult to comply with due to the lack of a define road and the existing wall. The wall can count as one of the design standards. Thus, only one design standard is being met. The arborist believes there is no practical solution to this issue.
3. Parking lot trees are not feasible due to the large amount of required parking spaces and the fact that the entire property is covered in concrete.
4. Screening of off-street parking (metal fencing only allowed due to screening the use of the property) may be used as one design standard. No other design standard is practical. There is not enough space for the plantings to grow in a healthy manner.

Given the proposed use of the property and the location in an industrial area, staff supports the proposed landscape.

The Mobility and Streets Department plans on expanding and improving Walnut Hill Lane and Spangler Road. No date has been set for when the improvements are to be done.

Conditions:

The Parks and Recreation Department, the Office and Environmental Quality, and Current Planning staff discussed items that may be placed in the conditions to help mitigate conflicts with the adjacent MoneyGram Soccer Park at Elm Fork. The items

have been added to the conditions as staff recommendations. The applicant has been informed of the items but has not responded with concerns regarding their inclusion in the SUP conditions. The addition of these conditions will require a revised site plan that has not been submitted.

The issues discussed were:

1. Limit truck access to the property via Spangler Road. Staff believes that it is reasonable to protect the MoneyGram Elm Fork Athletic Center users from having to deal with truck traffic, especially because of the possible debris that can be generated from the trucks while transporting materials and final products.
2. Limit the hours of operations on the weekends. The applicant has indicated a desire to operate 24 hours a day, seven days a week. The hours of operation should be limited and geared to protect the health and welfare of the users of the Center when this is most utilized.
3. Limit material delivery to weekdays so the noise does not affect the activities at the Center on weekends.
4. Maintain an eight foot wall along the eastern and southern boundaries of the property to mitigate the sound created by the use.

PARTNERS AND PRINCIPLES

BURNCO Texas LLC is owned and controlled by BURNCO Rock Products Ltd., a Canadian corporation through two subsidiary corporations BRPL Finance ULC, a Canadian unlimited liability corporation, and BRPL USA, Inc., a Texas "C" corporation.

Tricycle Lane Texas LLC is owned and controlled by Tricycle Lane Ranches Ltd., a Canadian corporation through two subsidiary corporations TLR Finance ULC, a Canadian unlimited liability corporation, and Tricycle Lane USA, Inc., a Texas "C" corporation.

BURNCO Rock Products Ltd. and Tricycle Lane Ranches Ltd. are both owned and controlled by a private Canadian parent corporation, Tricycle Lane Corporation.

The officers of Tricycle Lane Texas LLC are:

President:	Scott M. Burns
Vice President:	Clifford Hahne

The officers of BURNCO Texas LLC are:

President:	Scott M. Burns
Vice President:	Clifford Hahne

**SUP Proposed Conditions
Z156-357(OTH)**

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use limited to a concrete batch plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ____ (five years from the passage of this ordinance).
3. DUST CONTROL:
 - A. Trucks must be loaded through a discharge equipped with a water ring or equivalent dust control system that eliminates visible dust emissions.
 - B. All permanent roads or vehicular maneuvering area inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
 - C. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.
 - D. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.
 - E. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.
 - F. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions or the conveyor charge hopper must be completely enclosed to contain dust.
 - G. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
 - H. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

I. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with conditions 3(A) through 3(H) must be delivered to the director of office of environmental quality and the director of sustainable development and construction.

4. AREA: The maximum area for outside manufacturing is 26,300 square feet in the location shown on the attached site plan.

Staff Recommendation:

5. HOURS OF OPERATION: The industrial (outside) not potentially incompatible use limited to a concrete batch plant may operate between 12:00 a.m. on Monday and 8:00 p.m. on Friday; and between 12:00 a.m. (midnight) and 1:00 p.m., Saturdays and Sundays.

Applicant's request:

5. HOURS OF OPERATION: The industrial (outside) not potentially incompatible use limited to a concrete batch plant may operate twenty-four hours each day, Monday through Sunday.

Staff Recommendation:

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. Truck traffic is limited to the ingress/egress point on Spangler Road.

Applicant request:

5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

Staff recommendation:

5. MATERIALS DELIVERY DAYS: Material delivery is limited to Monday through Friday.

Applicant's request:

6. ~~MATERIALS DELIVERY DAYS: Material delivery is limited to Monday through Friday.~~

6. PARKING: Off-street parking and loading must be provided in the locations shown on the attached site plan.

Staff recommendation:

- | |
|---|
| 7. <u>SCREENING</u> : Solid screening must be provided in the height and locations shown on the site plan. An 8-foot solid masonry wall must be located along the eastern and southern property line. |
|---|

Applicant's request:

- | |
|--|
| 7. <u>SCREENING</u> : Solid screening must be provided in the height and locations shown on the site plan. |
|--|

8. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile is 10 feet.

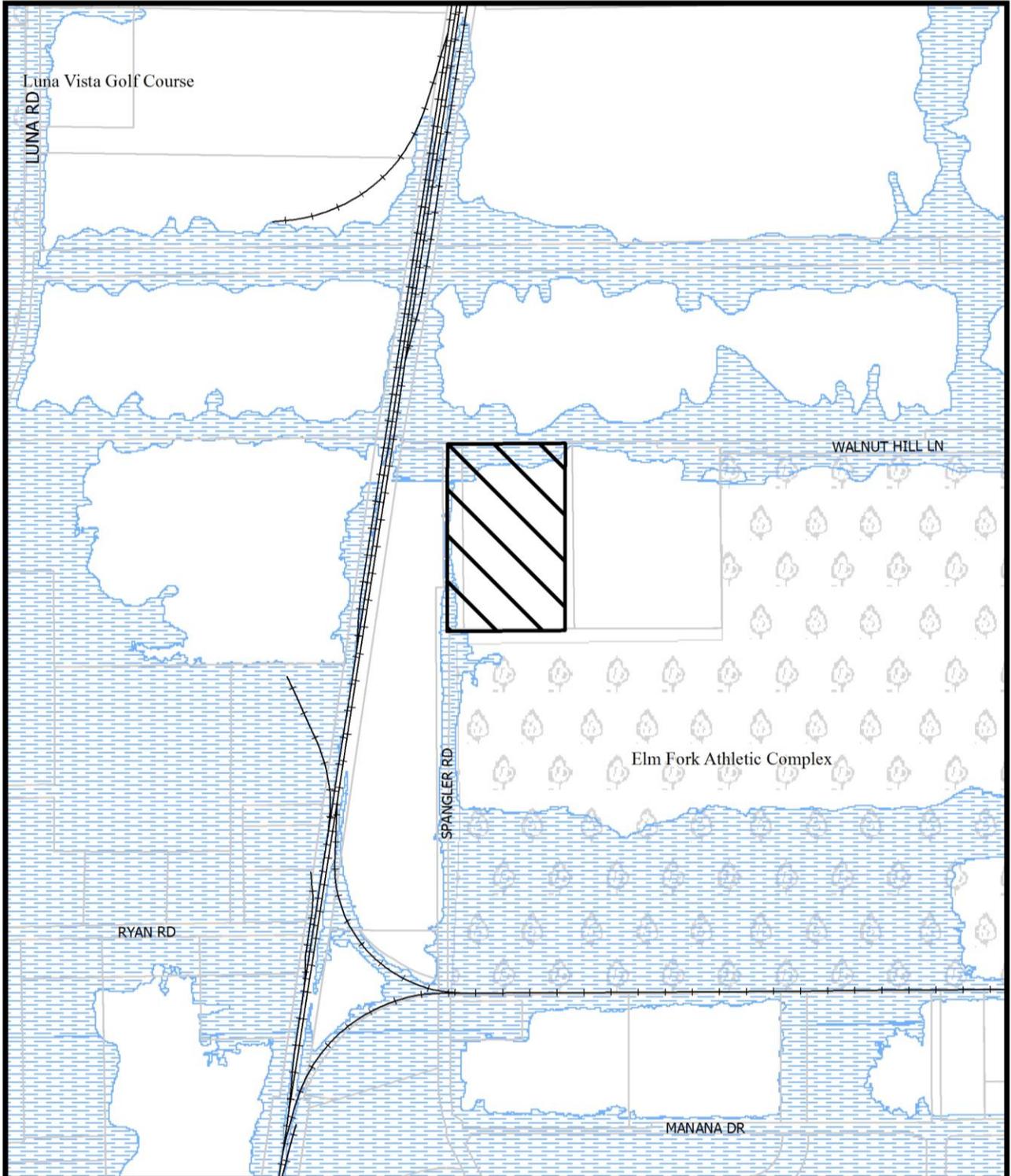
9. LANDSCAPING: Except as provided below, landscaping must be provided in accordance to the attached landscape plan.

A. Landscaping on the Spangler Road must be provided within six months after the installation of the water and sewer utility lines.

B. Landscaping on the Walnut Hill Lane must be provided within six months of the completion of the Walnut Hill Lane improvements/extension.

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.



 1:6,000	<h1>VICINITY MAP</h1>	Case no: <u> Z156-357 </u> Date: <u> 11/3/2016 </u>
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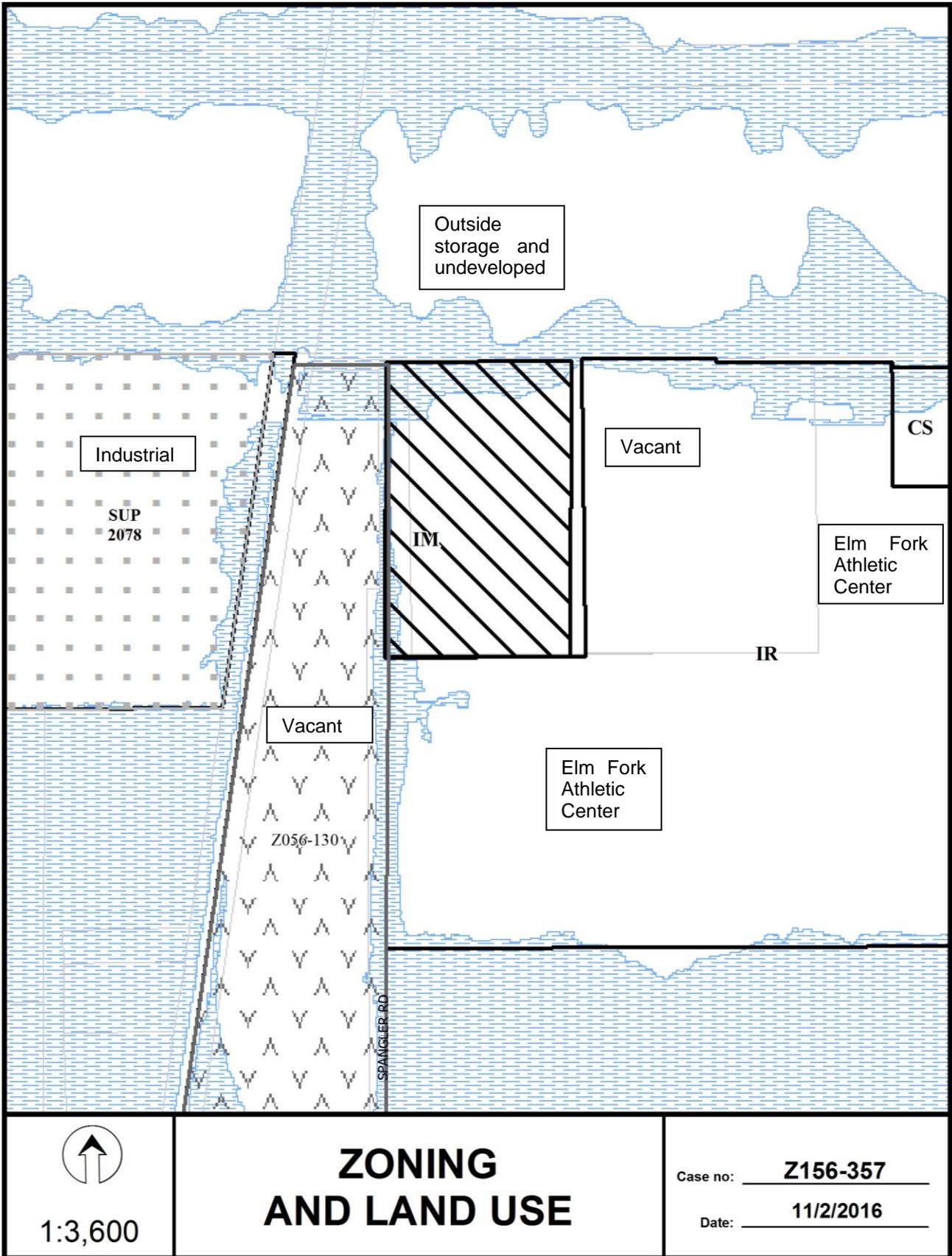


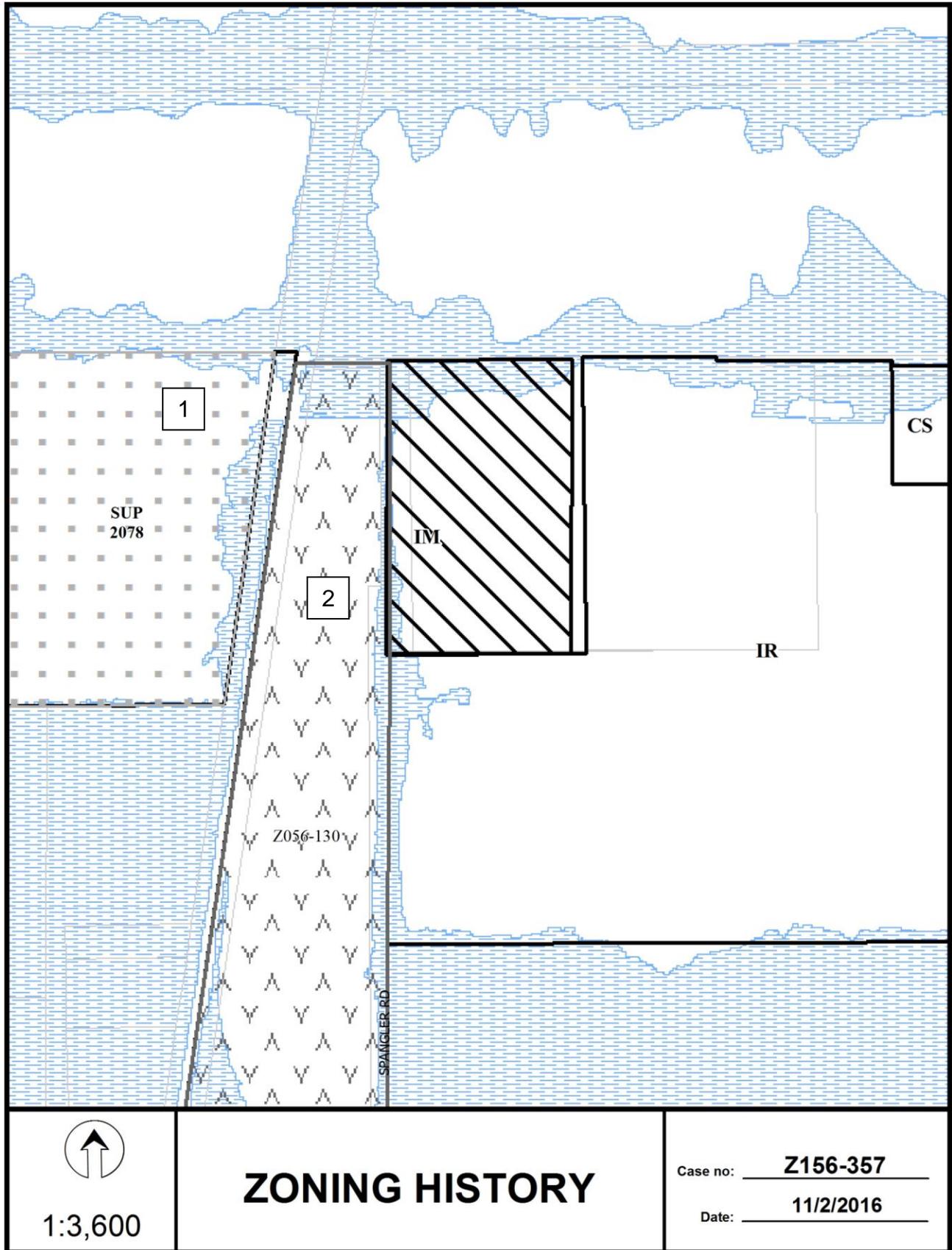
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AERIAL MAP

Case no: Z156-357

Date: 11/3/2016





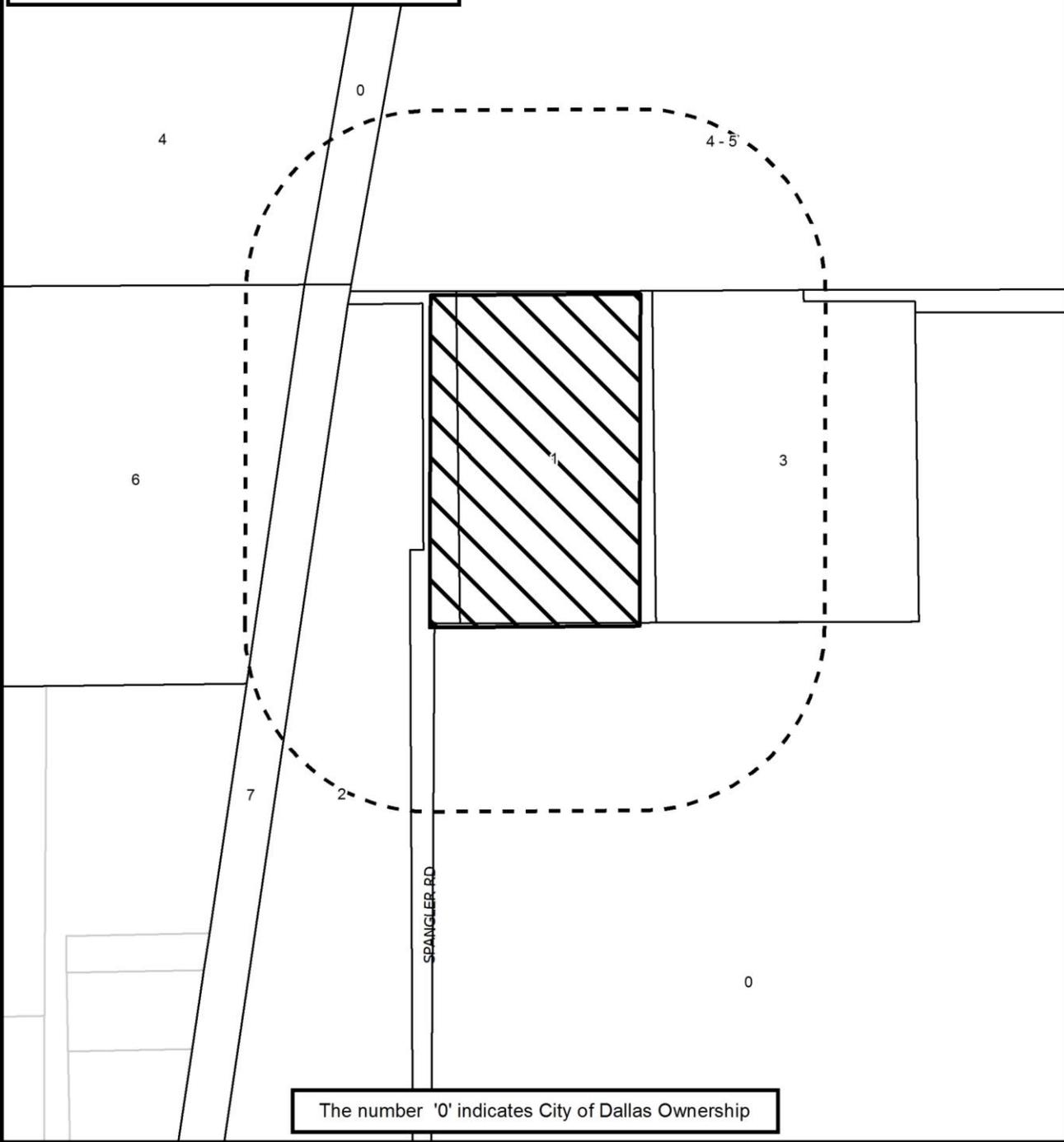
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ZONING HISTORY

Case no: Z156-357

Date: 11/2/2016

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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
7 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z156-357**
 Date: **11/2/2016**

Z156-357(OTH)

11/02/2016

Notification List of Property Owners

Z156-357

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10940 SPANGLER RD	TRICYCLE LANE LLC
2	10801 SPANGLER RD	TX COOLEY SUB III LLC
3	2030 WALNUT HILL LN	GANESH GROUP INC THE
4	2101 WALNUT HILL LN	JACKSON ALMA S ET AL
5	2101 WALNUT HILL LN	WASHMON ENTERPRISES INC
6	10850 LUNA RD	TCI LUNA VENTURES LLC
7	2300 AL LIPSCOMB WAY	BNSF RAILWAY

FILE NUMBER: Z167-122(WE) **DATE FILED:** October 26, 2016
LOCATION: Southeast line of Capital Avenue, northeast of North Carroll Avenue
COUNCIL DISTRICT: 2 **MAPSCO:** 35-Z
SIZE OF REQUEST: Approx. 6,229.08 sq. ft. **CENSUS TRACT:** 8.00

APPLICANT: Kevin Tyler Barrington

OWNER: Gerardo R. Martinez

REPRESENTATIVE: Robert Reeves
Robert Reeves and Associates, Inc.

REQUEST: An application for a D(A) Duplex District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of a duplex on the property. The request site currently has a single family structure. The applicant's volunteered deed restrictions will limit the structure height to a maximum of 30 feet. The proposed duplex district allows for a maximum height of 36 feet.

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION: On January 19, 2017, the City Plan Commission held this case under advisement until February 2, 2017.

BACKGROUND INFORMATION:

- The request site is currently developed with a single family dwelling.
- The applicant proposes to develop the site with a duplex unit. In addition the applicant has volunteered deed restriction to limit the maximum structure height to 30 feet. The proposed deed restrictions will mirror the adjacent duplex property's deed restrictions.
- Prior to the 1989 Chapter 51A Development Code transition, the subject site and surrounding area was zoned an MF-2 Multiple-family District. At the time of transition, properties on both sides of Capitol Avenue, between North Carroll Avenue to the north side of Prairie Avenue were rezoned to an R-7.5(A) Single Family District.
- On June 17, 2015, the City Council approved a D(A) Duplex District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District to the southwest of the site. The deed restrictions limited the structure height to 30 feet.
- The land uses surrounding the request site consist primarily of single family uses. However, there is a duplex that is under construction that abuts the request site. The request site is also adjacent to an MF-2(A) Multifamily District where duplexes are permitted.

Zoning History: There has been one zoning change requested in the past five years.

1. Z145-194 On June 17, 2015, the City Council approved a D(A) Duplex District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

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

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

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.

While the use is consistent with the characteristics of the Residential Building Block for this neighborhood by being residential, the proposed zoning district for detached dwellings on one lot in an established neighborhood of single-family, detached units should be carefully considered.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single Family
Northeast	R-7.5(A)	Single Family
Southeast	MF-2(A)	Duplex, Single Family
Northwest	R-7.5(A)	Single Family
Southwest	D(A)	Undeveloped

STAFF ANALYSIS:

Land Use Compatibility: The approximately 6,229.08 square foot site is developed with a one-story single family dwelling unit. The request site is surrounded by predominately single family uses. However, there is a duplex under construction to the east of the request site. The request site abuts a MF-2(A) Multifamily District that permits the development of residential uses, which includes duplexes.

Staff believes that the development of a duplex unit in a predominately single family neighborhood could potentially change the charter of the area, which could potentially impact the surrounding area. In addition, the development standards are different as it relates to the height, lot coverage and lot size. The potential increase in the lot coverage and scale of the proposed development could begin to change the overall character of the established single-family neighborhood. The development pattern of the single family uses have been established along Capital Avenue and a change in the development pattern to encourage duplexes may begin to erode the single family character of the neighborhood.

Z167-122(WE)

The applicant has volunteered deed restrictions that limited the structure height to 30 feet. The proposed deed restrictions mirror the adjacent duplex property's deed restrictions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
R-7.5(A) - Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	Min. Lot: 7,500 sq. ft.	Single family
D(A) - Proposed Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft.	Duplex & single family

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

**APPLICANT'S PROPOSED
DEED RESTRICTIONS**

DEED RESTRICTIONS

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

I.

The undersigned, Gerardo R. Martinez, ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land in City Block J/2007, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Special Warranty Deed, dated January 11, 1999, and recorded in Instrument No. 20070059061, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being Lot 10, in Block J/2007 of Golf Park Addition, Second Installment, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 6, Page 255, of the Map Records of Dallas County, Texas.

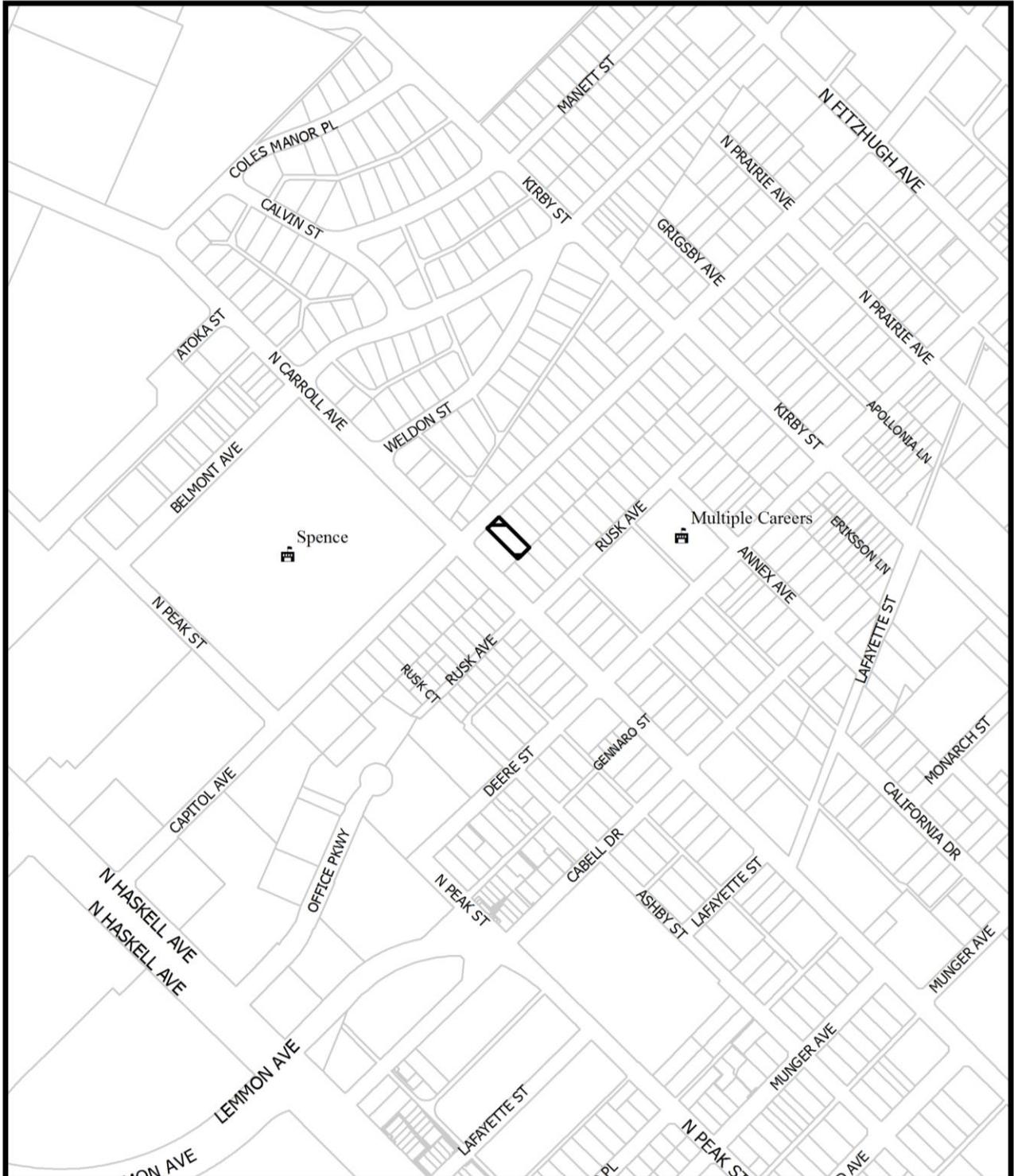
II.

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

The maximum height for a Duplex use built on the Property is thirty feet.

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.



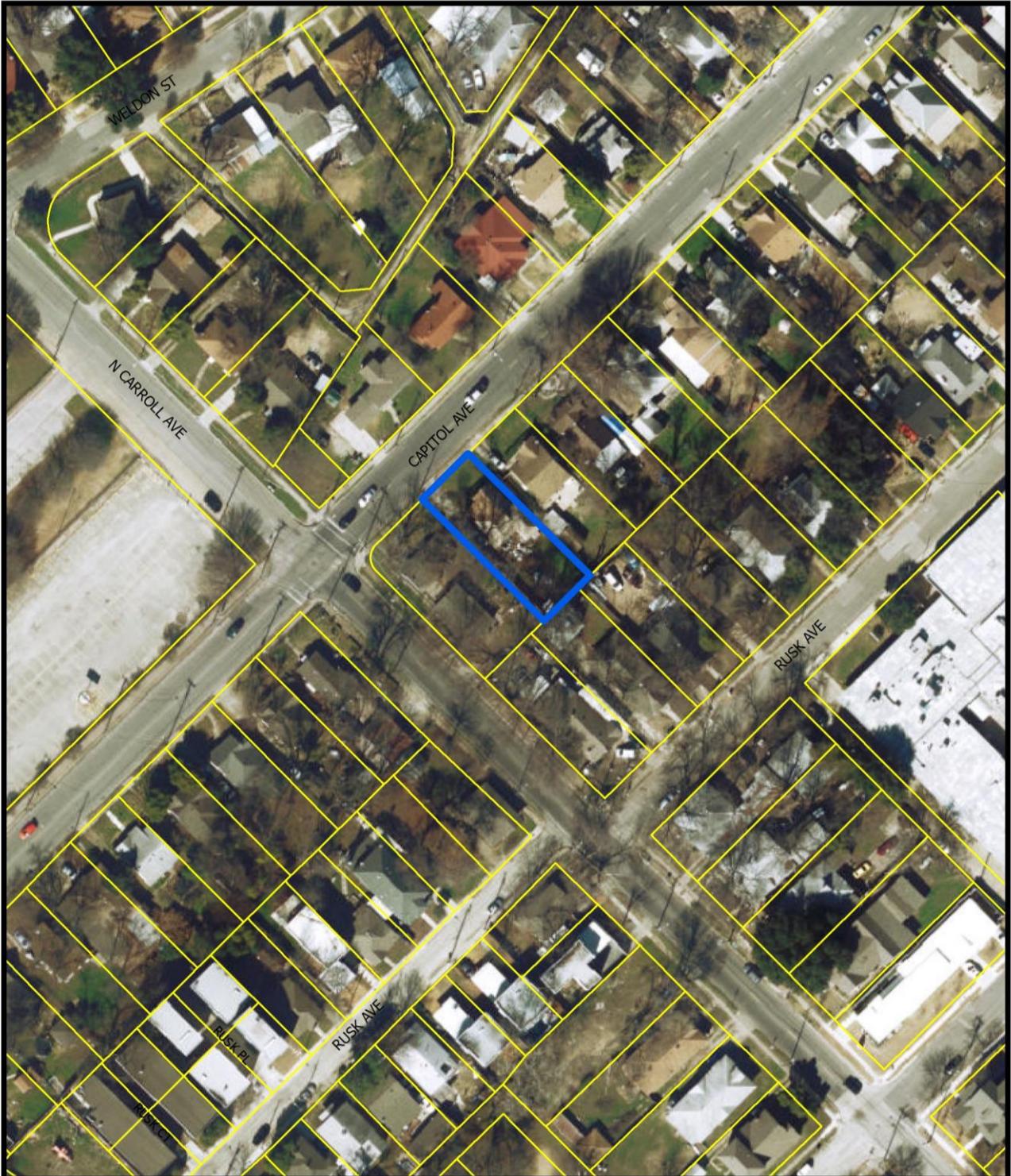
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VICINITY MAP

Case no: Z167-122

Date: 11/17/2016

Z167-122(WE)

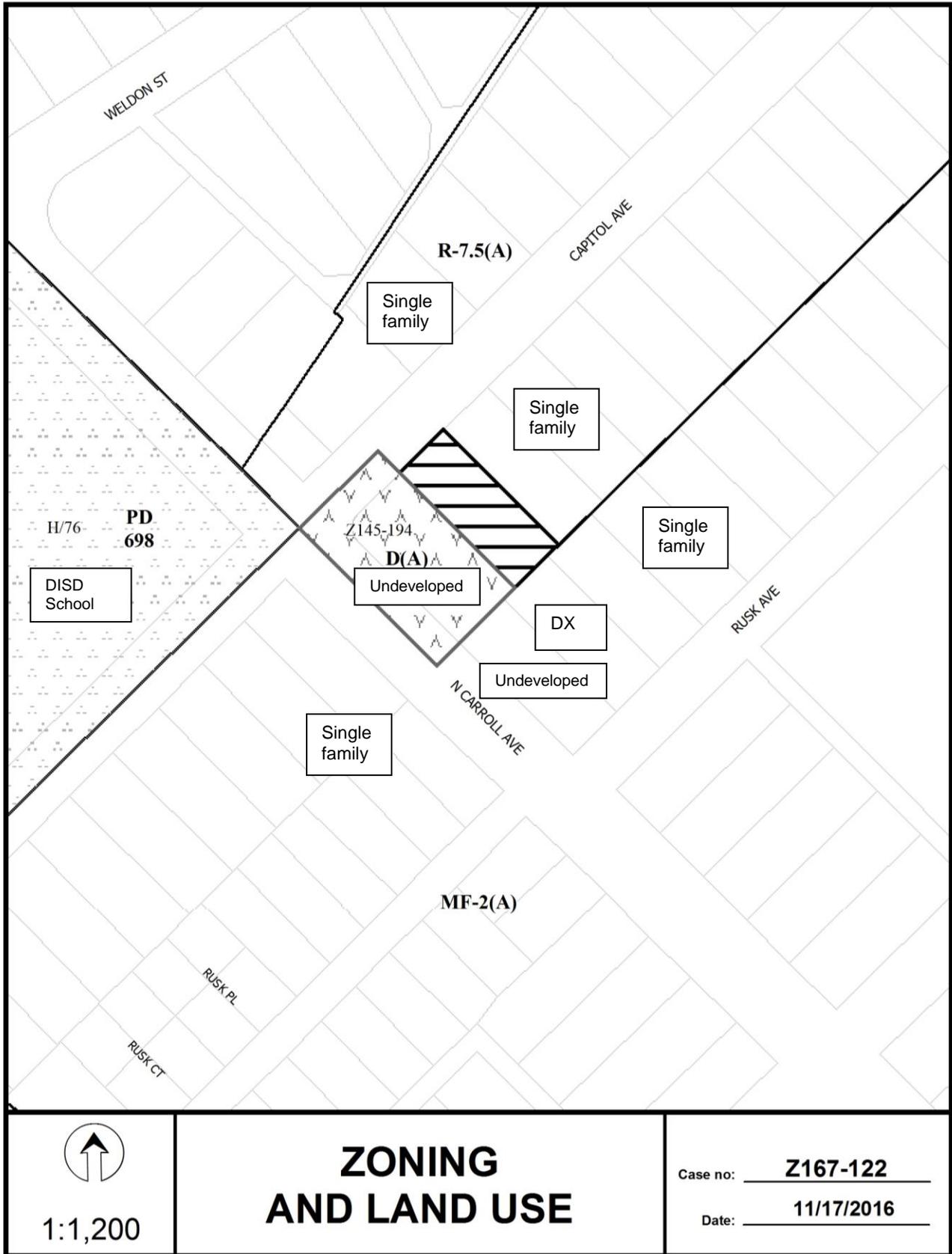


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AERIAL MAP

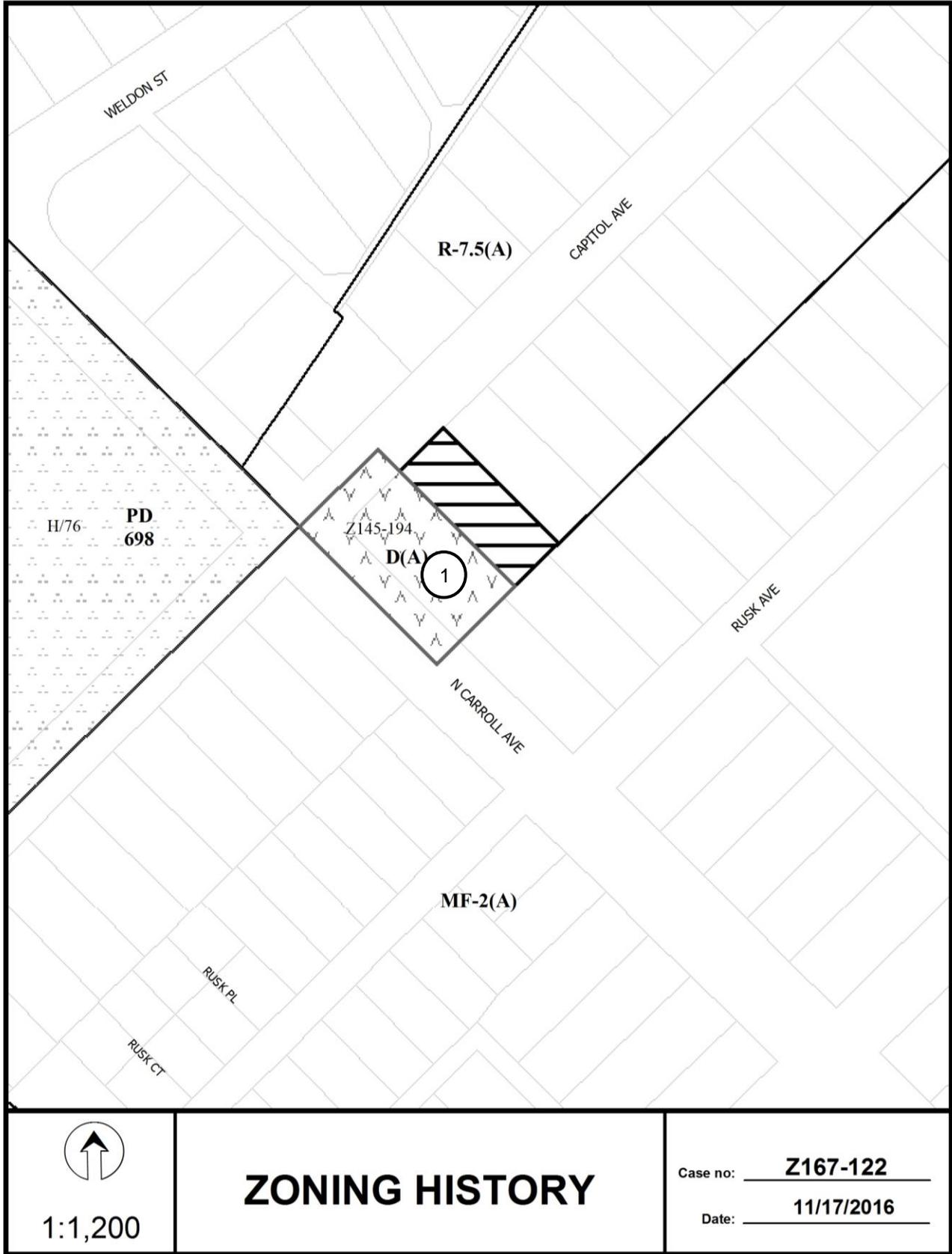
Case no: Z167-122

Date: 11/17/2016



ZONING AND LAND USE

Case no: Z167-122
Date: 11/17/2016

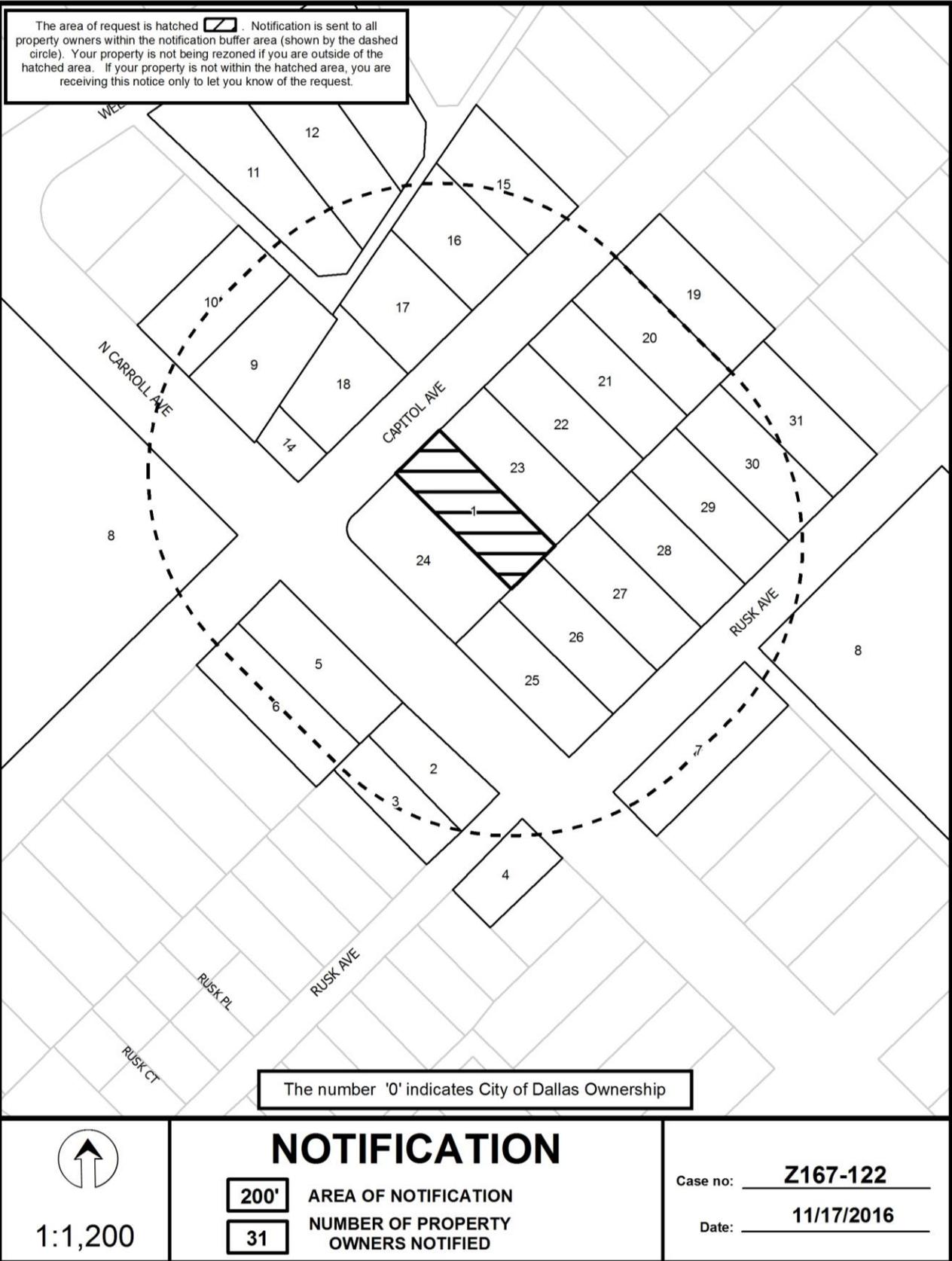


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ZONING HISTORY

Case no: Z167-122

Date: 11/17/2016



Notification List of Property Owners

Z167-122

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4506 CAPITOL AVE	MARTINEZ GERARDO R
2	4427 RUSK AVE	OLIVO MARIA E
3	4423 RUSK AVE	MARTINEZ ELENA &
4	2323 N CARROLL AVE	GARCIA TONY R
5	4422 CAPITOL AVE	RIOS PRIMA
6	4418 CAPITOL AVE	BARRON EDUARDO
7	2318 N CARROLL AVE	SINGH KONARK
8	4528 RUSK AVE	Dallas ISD
9	2408 N CARROLL AVE	NGO VUI MANH &
10	2412 N CARROLL AVE	LIM HARRY & ELIENE
11	4512 WELDON ST	NGOC DUONG
12	4518 WELDON ST	RAMIREZ GABRIEL N &
13	4522 WELDON ST	SERRANO-GUZMAN JOSE C
14	4503 CAPITOL AVE	GUERRERO ROGELIO R &
15	4521 CAPITOL AVE	RODRIGUEZ CONSTANCE &
16	4517 CAPITOL AVE	OCHOA GLORIA MARIE
17	4511 CAPITOL AVE	OBRIEN PATRICK
18	4507 CAPITOL AVE	GUERRERO ROGELIO R &
19	4526 CAPITOL AVE	BARNETT BRADLEY S
20	4522 CAPITOL AVE	MURILLO NOE & YOLANDA
21	4518 CAPITOL AVE	RAY STEVEN T &
22	4514 CAPITOL AVE	MEZA JOEL & ALMA C
23	4510 CAPITOL AVE	HINGUANEZO LAURA
24	4502 CAPITOL AVE	RIPPLE D & B CO
25	4501 RUSK AVE	PHA SOEUN
26	4507 RUSK AVE	DALLAS SUNDOWN PROPERTY INVESTMENTS LLC

Z090-236 (WE)

11/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4509 RUSK AVE	MARRUFO JOSE H
28	4511 RUSK AVE	GUEVERA VERONICA M
29	4519 RUSK AVE	WELLS KAREN DONNELL
30	4523 RUSK AVE	WORLDALLAS PPTIES INC
31	4527 RUSK AVE	LEAL JOSE CESAR