



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 8, 2017
AGENDA

BRIEFINGS:	5ES	10:00 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

DCA 145-002 - Consideration of amending Chapter 51A of the Dallas Development Code, Article X Landscape and Tree Preservation regulations.

Phil Erwin, Chief Arborist
Donna Moorman, Chief Planner

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S167-175**
(CC District 2)
- An application to create one lot from a 1.9352-acre tract of land located in City Block 121 on property located on Harwood Street at Saint Louis Street, north corner.
Applicant/Owner: Doris B. Rogers and Dallas DSL Property Management, LP.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 10, 2017
Zoning: PD 357 Sub-District 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S167-176**
(CC District 7)
- An application to create one 3.32-acre lot and one 0.92-acre lot from a 4.24-acre tract of land in City Block 7360 on property located on John West Road and La Prada Drive, Northwest corner.
Applicant/Owner: Unison Investment
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 10, 2017
Zoning: CR, MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S167-177**
(CC District 5)
- An application to replat a 0.810-acre tract of land containing part of Lot 6 and a tract of land in City Block A/6228 to create one lot on property located at 1939 South Buckner Boulevard, south of Huttig Street.
Owners: Almass Investment Group, L.P.
Surveyor: CBG Surveying, Inc.
Application Filed: May 10, 2017
Zoning: PD 366 Subarea 2, Tract 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-178**
(CC District 14)
- An application to replat a 0.587-acre tract of land containing all of Lots 4 and 5 in City Block 5/1517 to create one lot on property located at 4035 North Central Expressway (US Highway 75), south of Elizabeth Street.
Applicant/Owner: Texas Conference Association of Seven Day Adventist
Surveyor: CBG Surveying, Inc.
Application Filed: May 10, 2017
Zoning: PD 193(O-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-180**
(CC District 14)
- An application to replat a 0.4004-acre tract of land containing all of Lots 8 and 9 and part of Lot 10 in City Block 3/2041 to create one lot on property located on Bowser Avenue at Hawthorne Avenue, south corner.
Applicant/Owner: Bowser Residential Partners, LLC
Surveyor: Votex Surveying Company
Application Filed: May 10, 2017
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S167-181**
(CC District 6)
- An application to create a 0.22-acre lot from a tract of land in City Block 6531 on property located at 2317 Merrell Road, east of Goodnight Lane.
Applicant/Owner: Dirt Monkey, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: May 10, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S167-182**
(CC District N/A)
- An application to create 150 lots and 1 common area from a 30.334-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: May 10, 2017
Zoning: Dallas ETJ
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-183**
(CC District 2)
- An application to replat a 1.162-acre tract of land containing part of Lot 8 and all of Lots 9 through 12 in City Block E/2365 to create a 24 lot Shared Access Development on property located at 2227 and 2231 Lovedale Avenue, north of Rural Avenue.
Applicant/Owner: Bruce Kaminski/Kaminski Custom Builders, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 10, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-184**
(CC District 3)
- An application to create 3 lots ranging in size from 0.236-acre to 0.366-acre from a 0.880-acre tract of land on property located on Trailblazer Way at Historic View.
Applicant/Owner: Gehan Homes, LTD
Surveyor: JBI Partners, Inc.
Application Filed: May 11, 2017
Zoning: PD 701
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S167-185**
(CC District 6) An application to replat a 1.307-acre tract of land containing part of Lot 1 in City Block C/6508 to create one lot on property located at Manana Drive and Goodnight Lane, northeast corner.
Applicant/Owner: Stephen O. Clements
Surveyor: CBG Surveying, Inc.
Application Filed: May 11, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S167-187**
(CC District 10) An application to create one 2.063-acre lot from a tract of land in City Block 8444 on property located on Forest Lane and Forestgate Drive, northwest corner.
Applicant/Owner: City of Dallas
Surveyor: Gorrondona and Associates, Inc.
Application Filed: May 12, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-188**
(CC District 14) An application to replat a 3.181-acre tract of land containing Part of Lots 4 through 6 in City Block A/478, part of City Block A/478, all of City Block 250, and a closed and vacated portion of Live Oak Street to create one lot on property located on Pacific Avenue between St. Paul Street and Harwood Street.
Applicant/Owner: City of Dallas Park and Recreation Department
Surveyor: Salcedo Group, Inc.
Application Filed: May 11, 2017
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-189**
(CC District 6) An application to create one 10.888-acre lot from a tract of land in City Block 6449 on property bounded by Dale Crest Drive, Kinkaid Drive, Harwich Drive, and Park Lane.
Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch
Application Filed: May 12, 2017
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S167-190**
(CC District 1) An application to replat a 0.312-acre tract of land containing all of Lots 18 and 19 in City Block 80/3061 to create one lot on property located on E. Jefferson Boulevard and Seventh Street, southeast corner.
Applicant/Owner: 719 Marsalis, LLC
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: May 12, 2017
Zoning: PD 468 Sub-District F- Tract 1 (WMU-12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S167-191**
(CC District 2) An application to create one 10.439-acre lot from a tract of land in City Block 5706 on property bounded by Denton Drive, Denton Drive (Cut-Off), and Hudnall Street.
Applicant/Owner: RP Dentwood SC, L.P.
Surveyor: Pacheco Koch
Application Filed: May 12, 2017
Zoning: PD 193 (PDS 128) and PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S167-192**
(CC District 3) An application to create one 9.320-acre lot from a tract of land in City Block 6113 on property located on Merrifield Road, east of Mountain Creek Parkway.
Applicant/Owner: Courtland Group , LLC
Surveyor: Pacheco Koch
Application Filed: May 15, 2017
Zoning: PD 521 Sub-District B-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (17) **S167-186**
(CC District 2) An application to replat one 15.0-acre tract of land in City Block K/7940 to create one 1.096-acre lot and one 13.904-acre lot and to remove the platted 50-foot building line on Mockingbird Lane, remove the platted 40-foot building line on Brookriver Drive, and remove the platted 40-foot building line on Elmbrook Drive on property located on Mockingbird Lane Between Brookriver Drive and Elmbrook Drive.
Applicant/Owner: Caddo Mockingbird L.P.
Surveyor: Spiars Engineering, Inc.
Application Filed: May 11, 2017
Zoning: MU-3
Staff Recommendation of building line: **Denial** of the removal of the building lines.
Staff Recommendation of preliminary plat: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (18) **S167-179**
(CC District 1)
- An application to replat a 0.484-acre tract of land containing all of Lots 15B, 15C, 16A, 16B, 16C, and 17A in City Block 38/3358 to create four 0.121-acre lots on property located at 1205 through 1211 Woodlawn Avenue, north of Wickford Street.
Applicant/Owner: Deborah Kaye Jenkins
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 10, 2017
Zoning: PD 160 Tract 1B
Staff Recommendation: **Denial**

Miscellaneous Items:

- W167-007**
Neva Dean
(CC District 2)
- An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development Subdistrict No. 119 for MF-2 Multiple-family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest line of Cedar Springs Road, between Lucas Drive and Hawthorne Avenue.
Staff Recommendation: **Denial**
Applicant: Karl Crawley, Masterplan

- M167-027**
Sharon Hurd
(CC District 14)
- An application for a minor amendment to a development plan on property zoned Planned Development District No. 374, on the west corner of Turtle Creek Boulevard and Gillespie Avenue.
Staff Recommendation: **Approval**
Applicant: Mansion Hotel, LLC
Representative: Gary Koerner

- D167-015**
Sharon Hurd
(CC District 10)
- An application for a development plan for single family uses on property zoned Planned Development District No. 974, north of Forest Lane, east of Abrams Road.
Staff Recommendation: **Approval**
Applicant: Disk Development, LLC (sole officer, Diane Cheatham)
Representative: Peter Kavanaugh, Zone Systems, Inc.

Certificates of Appropriateness for Signs:

- 1704131019**
Sharon Hurd
(CC District 14)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 96 square-foot upper level flat attached sign at 1712 Commerce Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Bobby Nichols

1704131022
Sharon Hurd
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 188 square-foot upper level flat attached sign at 1712 Commerce Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Bobby Nichols

Zoning Cases – Consent:

1. **Z167-264(PD)**

Pamela Daniel
(CC District 9)

An application for a renewal of Specific Use Permit No. 2004 for the sale of alcoholic beverages in conjunction with a liquor store on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest side of Peavy Road, northwest of Garland Road.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions

Applicant: Peavy Plaza, LLC

Representative: Robert Baldwin

2. **Z167-268(WE)**

Warren Ellis
(CC District 8)

An application for a renewal of Specific Use Permit No. 2118 for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District on the southwest side of C.F. Hawn Freeway, east of Murdock Road.

Staff Recommendation: **Approval** for a three-year period, subject to conditions

Applicant/Representative: Augustin M. Miranda

3. **Z167-260(OTH)**

Olga Torres Holyoak
(CC District 14)

An application for an amendment to Planned Development District No. 543 for R-7.5(A) Single Family District uses and a public school other than open-enrollment charter school with Historic Overlay No. 53 and Historic Overlay No. 120 in an area bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane.

Staff Recommendation: **Approval**, subject to a revised development plan, revised traffic management plan, and conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

4. **Z167-272(OTH)**

Olga Torres Holyoak
(CC District 7)

An application for the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials on property zoned an IM Industrial Manufacturing District, on the northwest side of Hickory Street, northwest of Malcolm X Boulevard.

Staff Recommendation: **Approval** for a two-year period, subject to conditions.

Applicant/Representative: Rafael Jamaica

5. **Z167-195(KK)**
Kiesha Kay
(CC District 3)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 612 for residential and institutional uses, north of Grady Niblo Road, east of Spur 408.
- 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: SBA 2012 TC Assets, LLC
- Representative: Virtual Site Walk LLC., Jacob Hamilton

Zoning Cases – Under Advisement:

6. **Z167-191(KK)**
Kiesha Kay
(CC District 3)
- An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the southeast corner of Keeneland Parkway and Walton Walker Boulevard.
- Staff Recommendation: **Approval**
- Applicant: Jivwam Family Holdings, LLC
- Representative: Coker Company, Michael R. Coker
- U/A From: March 16, 2017 and May 4, 2017
7. **Z145-300(SH)**
Sharon Hurd
(CC District 2)
- An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District, on the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street.
- Staff Recommendation: **Approval**, subject to an alternate development plan, alternate landscape plan, and staff's recommended conditions.
- Applicant: See attached list
- Representative: Tommy Mann & Laura Hoffman, Winstead PC
- Bus Tour Date: March 2, 2017
- U/A From: January 5, 2017, February 16, 2017, April 6, 2017 and May 4, 2017
8. **Z167-106(SH)**
Sharron Hurd
(CC District 3)
- An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 541, on the south side of Blue Ridge Boulevard, west of Rio Grande Avenue.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: AAA Home Builder, LLC
- Representative: Michael Davis and S.I. Abed
- Bus Tour Date: March 2, 2017
- U/A From: May 4, 2017

9. **Z167-239(WE)**
Warren Ellis
(CC District 6)

An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District on the northwest corner of Commerce Street and Manila Road.

Staff Recommendation: **Approval** for a three-year period, subject to conditions.

Applicant: Samuel Ramos

Representative: Peter Kavanagh, Zone Systems

U/A From: May 4, 2017

10. **Z156-344(OTH)**
Olga Torres Holyoak
(CC District 8)

An application for 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, and a revised conceptual plan for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District; 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions, west of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.

Staff Recommendation: **Approval** of item 1, subject to a revised conceptual plan and conditions for the remainder of Planned Development District No. 624; and **approval** of items 2 through 6, as requested by the applicant.

Applicant: Centurion American

Representative: BGE Inc. - Brett Mann

U/A From: May 18, 2017

Zoning Cases – Individual:

11. **Z167-248(OTH)** Olga Torres Holyoak (CC District 6) An application for a Planned Development District for IR Industrial Research District uses to allow for a metal salvage facility by right on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road, and on the north side of Ryan Road, east of Luna Road.
Staff Recommendation: **Denial**
Applicant: Onyx Holdings, LLC
Representative: Robert Reeves & Associates, Inc.
12. **Z167-194(WE)** Warren Ellis (CC District 3) An application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District on the west side of South Westmoreland Road, north of Red Raider Lane with consideration being given to an R-7.5(A) Single Family District.
Staff Recommendation: **Approval** of an R-7.5(A) Single Family District in lieu of an R-5(A) Single Family District.
Applicant: S.I. Abed & Hasan Nasser
Representative: S.I. Abed, P.E.
13. **Z156-183(JEM)** Jose E. Martinez (CC District 5 & 7) A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 366, with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations in Planned Development District No. 366 generally along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road, between Carbona Drive on the west and Pleasant Drive on the east.
Staff Recommendation: **Approval** of amendments to Planned Development District No. 366.

Development Code Amendment – Public Hearing:

- DCA145-002** Donna Moorman Public Hearing to receive comments on proposed amendments to Article X, the Landscape and Tree Preservation regulations in Chapter 51A of the Dallas Development Code.
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Other Matters:

Minutes: May 18, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 8, 2017

URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING - Thursday, June 8, 2017, City Hall, 1500 Marilla Street, in Conference room 1FN, at 8:30 a.m., to discuss and consider (1) Downtown Dallas 360 Update and (2) Arts District Plan Update

CPC THOROUGHFARE COMMITTEE MEETING - Thursday, June 8, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:15 a.m., to consider (1) Central Business District Streets and Vehicular Circulation Plan Amendment - **Lamar Street** - Change the operational characteristics of Lamar Street from Elm Street to Young Street from a southbound three-lane roadway and a northbound three-lane roadway in 78-100 feet of right-of-way and 66 feet of pavement to a southbound two-lane roadway and a northbound two-lane roadway in 78-80 feet of right-of-way and 40-60 feet of pavement.

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, JUNE 8, 2017****FILE NUMBER:** S167-175**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Harwood Street at St. Louis Street, north corner.**DATE FILED:** May 10, 2017**ZONING:** PD 357Sub-District 2**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.9352-Acres **MAPSCO:** 45Q**APPLICANT/OWNER:** Doris B. Rogers and Dallas DSL Property Management, LP.**REQUEST:** An application to create one lot from a 1.9352-acre tract of land located in City Block 121 on property located on Harwood Street at St. Louis Street, north corner.**SUBDIVISION HISTORY:**

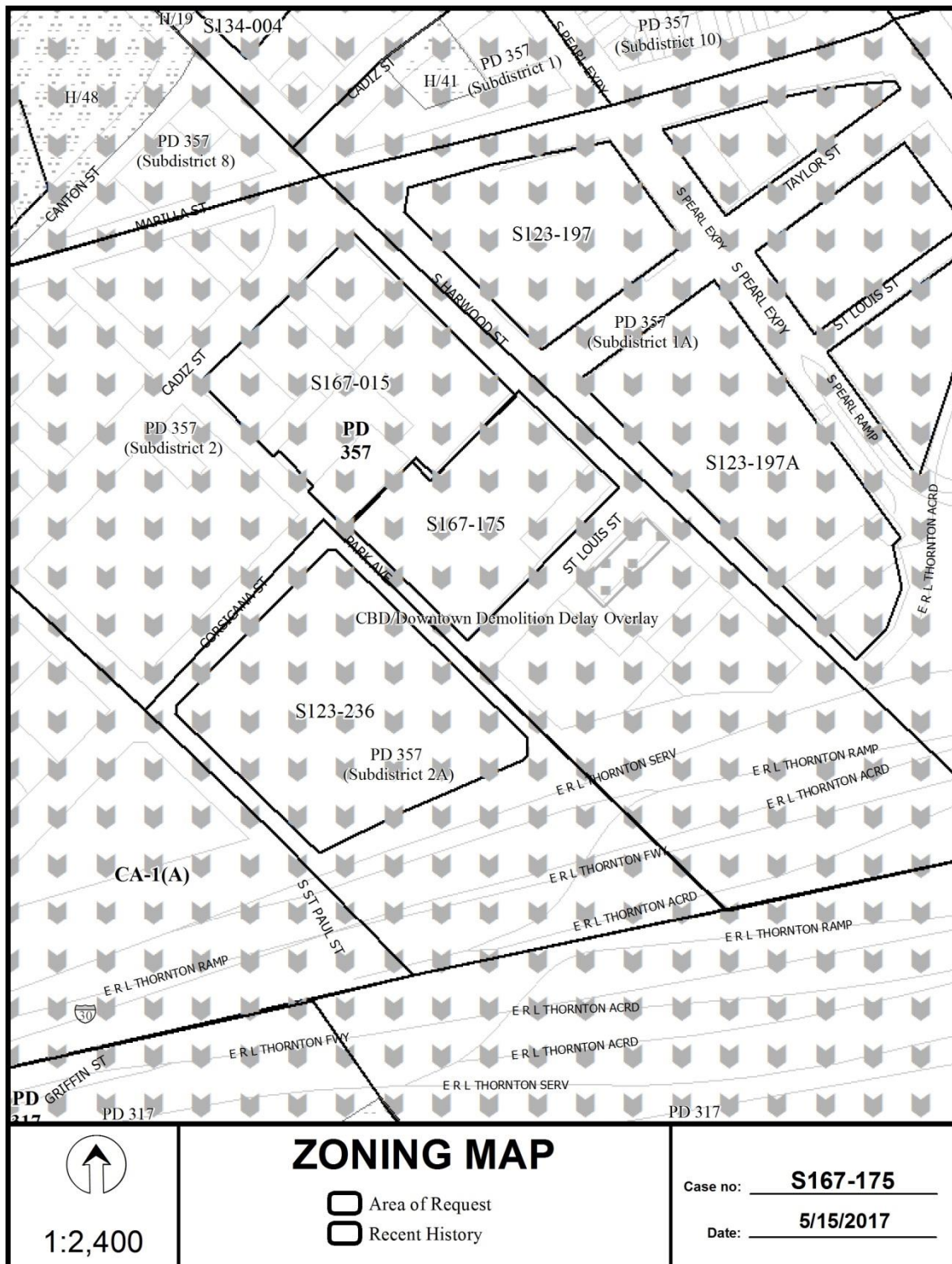
1. S167-015 was a request northwest of the present request to replat a 2.811-acre lot from a tract of land containing part of City Block 120 and an abandoned alley on property located on Cadiz Street between Harwood Street and Park Avenue. The request was approved November 17, 2016 and has not been recorded.
2. S123-197 to create seven lots ranging in size from 0.595 acre through 2.500 acre from a 9.905 acre tract of land containing Lots 1 through 11 in City Block 26/132, part of City Blocks 131 and 132; Lots 1 through 10 in City Block 15/144; City Block 133; part of City Block 134; Lots 1 through 7 in City Block 25/133; part of City Block 24/134; Lots 15 through 26 and part of Lots 3 through 4 in the City Block 14/145; lots 1 through 5; part of Lots 6 through 9, and Lots 24 through 27 in City Block 13/146; Lots 2 through 8, and part of Lots 1 and 9 in City Block 12/197; part of City Blocks 134, 12/134, and 135, and Lot 1 in City Block A/134, located at the southeast corner of Marilla Street and Harwood Street. The request was approved July 25, 2013, but has not been recorded. S123-197 is the first phase of this plat bounded by Pocahontas Street, Pearl Street, Taylor Street and Harwood Street.
3. S123-236 was an application to create one lot from a tract of land containing all of Lot 1A, and being a 3.402-acre tract of land in City Block 10/114, and a 0.10 acre tract of land containing part of Lot 1 in City Block 17/115, and a portion of closed and vacated St. Louis Street, on property located at 1818 Corsicana Street at Park Avenue. The request was approved September 12, 2013, and was recorded September 11, 2015.
4. S134-004 was a request north of the present request to create a 0.461-acre lot from a tract of land in City Block 130 and an abandoned portion of Canton Street on property located on Harwood Street at Canton Street. The request was approved November 7, 2013 and was recorded May 22, 2014.

STAFF RECOMMENDATION: The request complies with the requirements of PD 357, Sub-District 2; 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 one.
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 34 feet of right-of-way from the established centerline of Harwood Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Park Avenue and St. Louis Street.
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Harwood Street and St. Louis Street.
15. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

16. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
17. Wastewater backflow agreement will be required if building finish floor is not 18 inches minimum above wastewater manhole rim.
18. On the final plat, change "Saint Louis Street" to "St. Louis Street", as named by Ordinance 2308. Section. 51A-8.403. (a) (1) (A) (xii)"
19. On the final plat identify the property as Lot 2 in City Block A/120. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-176**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** John West Road at La Prada Drive, Northwest corner.**DATE FILED:** May 10, 2017**ZONING:** CR, MF-2(A)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 4.24-Acres**MAPSCO:** 39W**APPLICANT/OWNER:** Unison Investment

REQUEST: An application to create one 3.32-acre lot and one 0.92-acre lot from a 4.24-acre tract of land in City Block 7360 on property located on John West Road at La Prada Drive, Northwest corner.

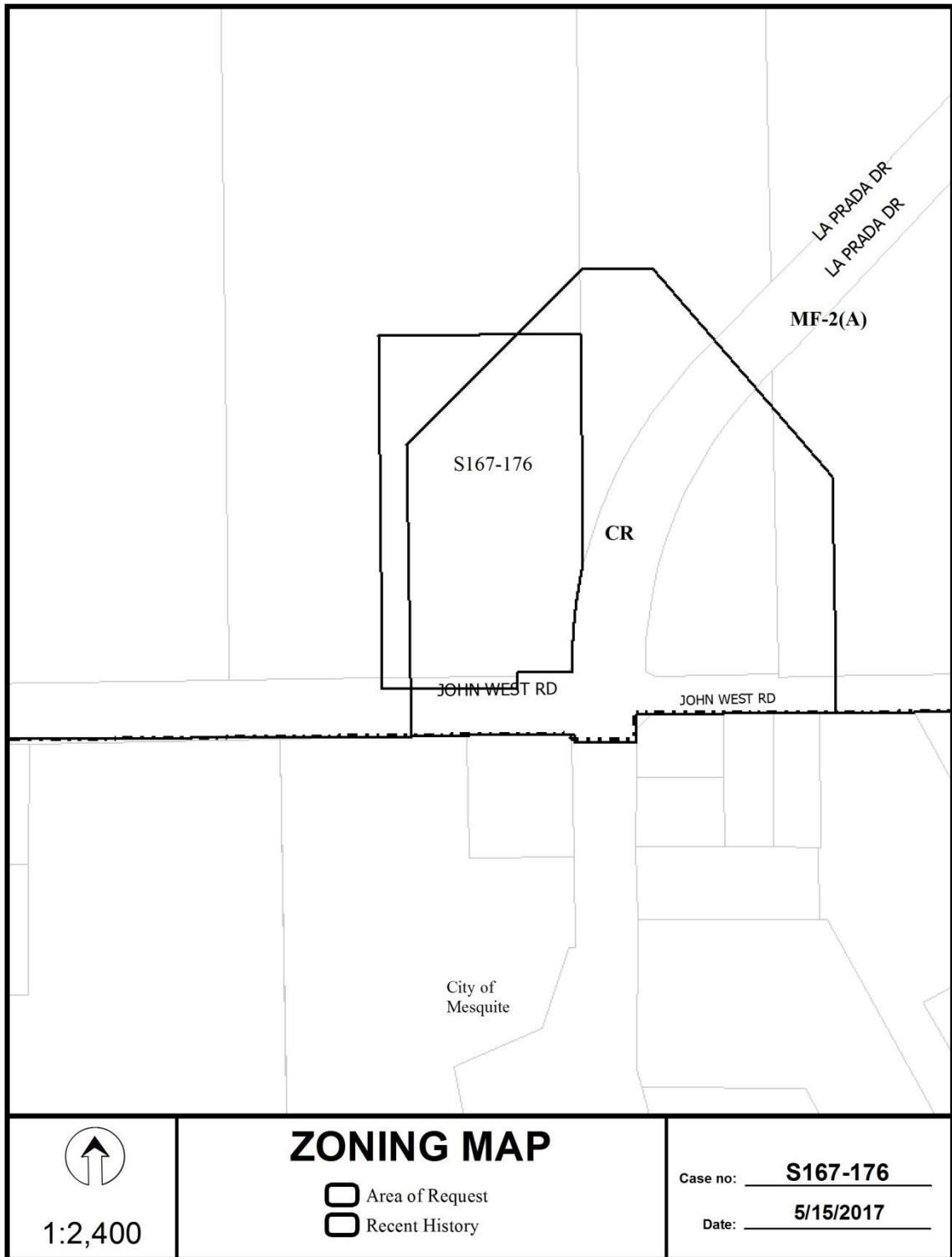
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District and MF-2(A) Multifamily Districts; 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 two.
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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate a 20-foot by 20-foot corner clip at the intersection of John West Road and La Prada Drive. 51A 8.602(d)(1)
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. On the final plat dedicate street easement in fee simple.
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
17. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size is 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
18. On the final plat identify the property as Lots 2, and 3 in City Block 7360. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







VICINITY MAP - NOT TO SCALE

LEGEND

MA D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
MA D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
OP R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ALL R.D.C.T.	ALL RECORDS, DALLAS COUNTY, TEXAS
CAI R.D.C.T.	INDEPENDENT INSURER
CAI R.D.C.T.	CONTROLLING DOCUMENT
IRON ROD FOUND	
3" ALUMINUM SHIM STAPLED W/ALUM. & W/PLS. 5259F	
SET OVER 12" OF IRON ROD	
2" BRASS W/ALUM. STAPLED W/ALUM. & W/PLS. 5259F	
STEEL DRIVE MANHOLE	
SHASTEN DRIVE MANHOLE	
WATER VALVE	
FIRE HYDRANT	

[illegible]

The purpose of this study is to examine 2 sets from a broad perspective. The first set is a collection of 1000 randomly generated graphs, which are based on the Erdős-Rényi model. The second set is a collection of 1000 real-world graphs, which are based on the Internet, Amazon, and Twitter datasets. The results of the experiments are presented in Section 4. The paper is organized as follows. Section 2 describes the datasets used in the experiments. Section 3 describes the experimental setup. Section 4 presents the results of the experiments. Section 5 discusses the conclusions.

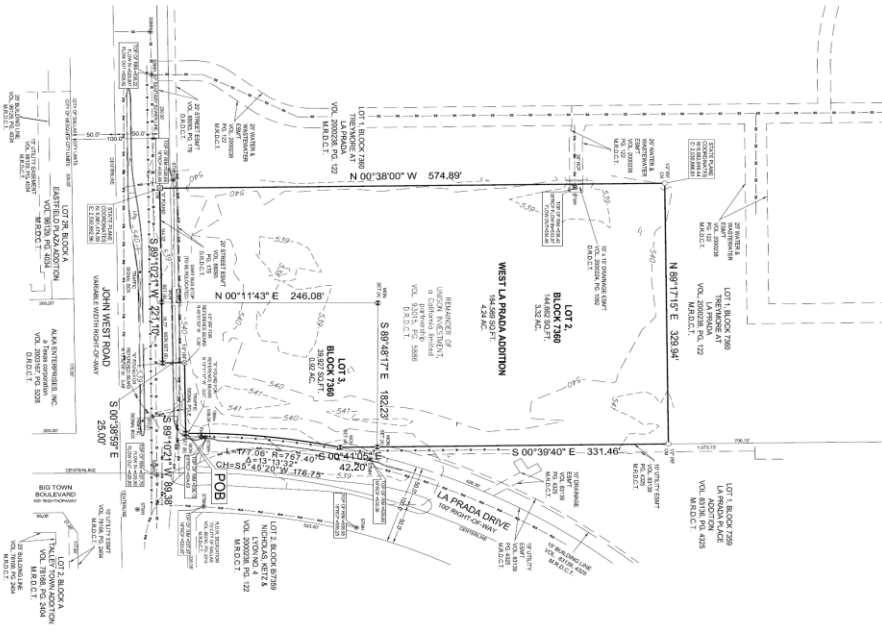
OWNERS CERTIFICATE

STREET INDEX

WINTERGARDEN Wintergarden, a California village, approximately 130 miles to the north of Los Angeles, is the source of a hard-to-find, but highly sought-after, variety of California wildflowers. The following is a list of the best places to find these flowers, and the best time of year to visit. (For more information on the best time to visit, see the "When to Visit" section of this book.)

Wintergarden is a small town in the heart of the San Gabriel Valley, approximately 130 miles to the north of Los Angeles. It is a beautiful town, with a rich history and a beautiful landscape. The town is located in the heart of the San Gabriel Valley, approximately 130 miles to the north of Los Angeles. It is a beautiful town, with a rich history and a beautiful landscape. The town is located in the heart of the San Gabriel Valley, approximately 130 miles to the north of Los Angeles. It is a beautiful town, with a rich history and a beautiful landscape.

OWNER'S DEDICATION

[illegible]

OWNER
Union Investment,
a California limited partnership
23545 Crestview Boulevard, Suite 201
Torrance, CA 90505

DEVELOPER
Vertical Construction Management
1209 S. White Chapel Boulevard, Suite 160
Scottsdale, AZ 75092

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

5010 Maric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9795
dth@thsc.com

**PRELIMINARY PLAT
WEST LA PRADA
ADDITION
LOTS 2 & 3, BLOCK 7360
194,599 SQUARE FEET 1/24 ACRE
A TRACT OF LAND OUT OF THE
1/4W, HALF-FOUR SURVEY, ABSTRACT NO. 600
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. _____**

CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-177**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 1939 South Buckner Boulevard, south of Huttig Street.**DATE FILED:** May 10, 2017**ZONING:** PD 366 Subarea 2, Tract 3**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 0.810-Acres **MAPSCO:** 58G**APPLICANT/OWNER:** Almass Investment Group, L.P

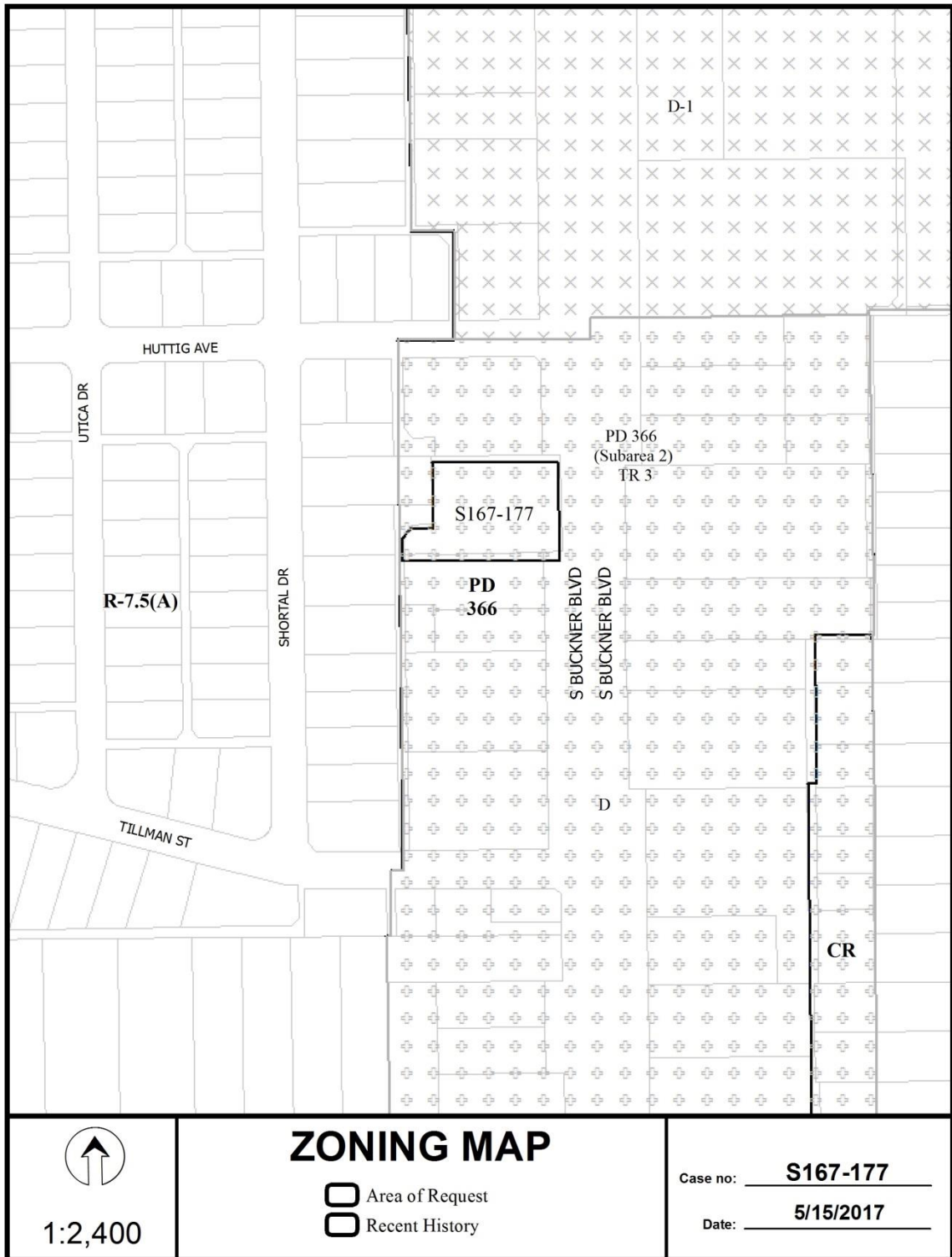
REQUEST: An application to replat a 0.810-acre tract of land containing part of Lot 6 and a tract of land in City Block A/6228 to create one lot on property located at 1939 South Buckner Boulevard, south of Huttig Street.

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

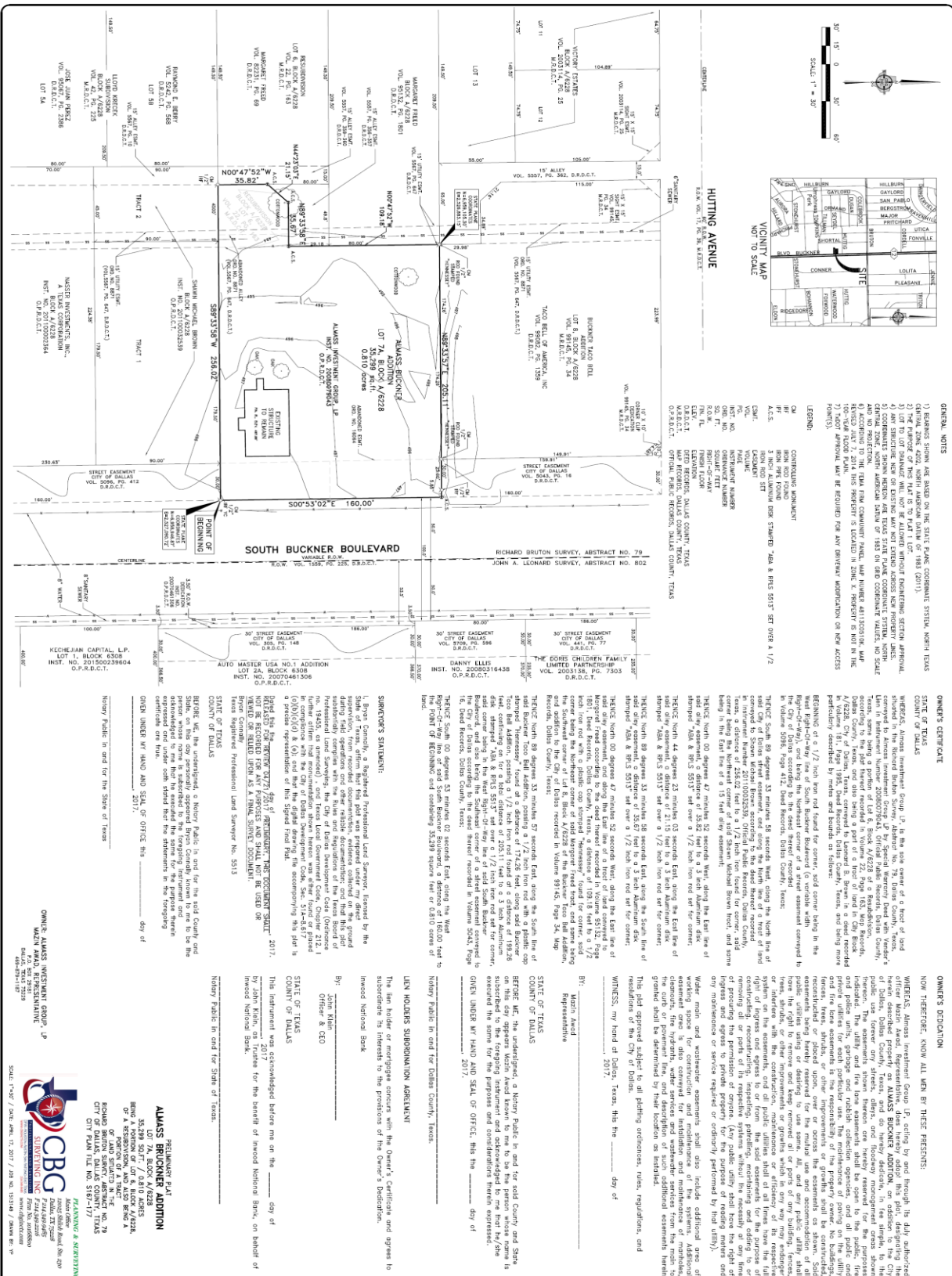
STAFF RECOMMENDATION: The request complies with the requirements of the PD 366 Subarea 2, Tract 3; therefore, staff recommends approval subject to compliance with the following conditions:

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 one.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)

11. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of South Buckner Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
13. On the final plat add note: "TXDoT approval may be required for any driveway modification or new access point(s)." No citation.
14. On the final plat show the correct recording information for the subject property. Platting Guidelines
15. On the final plat show the Lien Holders Subordination Agreement. Platting Guidelines.
16. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
18. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size is 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
20. On the final plat change "Hutting Avenue" to "Huttig Street". Section 51A-8.403(a)(1)(A)(xii).
21. On the final plat identify the property as Lot 6A in City Block A/6228. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-178**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 4035 North Central Expressway (US Highway 75), south of Elizabeth Street.**DATE FILED:** May 10, 2017**ZONING:** PD 193(O-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.587-Acres **MAPSCO:** 35Y**APPLICANT/OWNER:** Texas Conference Association of Seven Day Adventist

REQUEST: An application to replat a 0.587-acre tract of land containing all of Lots 4 and 5 in City Block 5/1517 to create one lot on property located at 4035 North Central Expressway (US Highway 75), south of Elizabeth Street.

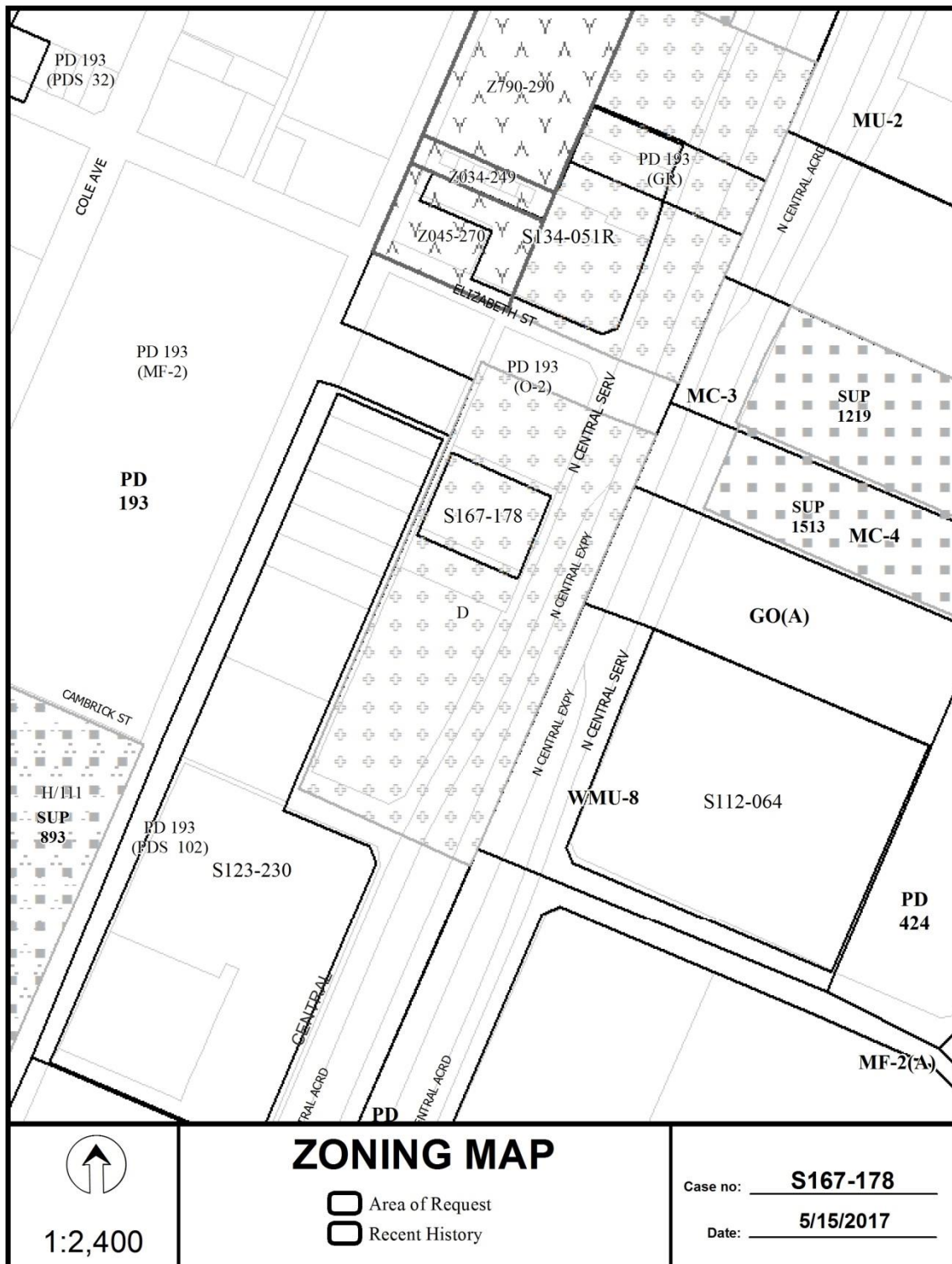
SUBDIVISION HISTORY:

1. S134-051R was a request north of the present request to create a 1.659-acre lot containing all of tracts 16, 17, 18, and 19 in City Block 4/1518 located at the northwest corner of Elizabeth Street and North Central Expressway (U.S. Highway 75). The request was approved March 6, 2014 and was recorded January 11, 2017.
2. S123-230 was a request southwest of the present request to replat a 7.112 acre tract of land containing all of Lots 1 through 18, an abandoned alley in City Block 6/1511; and all of Lots 1 through 8 in City Block 5/1517, all of Lots 5 through 7 in City Block 1/1517, and an abandoned portion of Cambridge Street on property located at 3966 McKinney Avenue. The application was approved on August 22, 2013 and was recorded August 5, 2016.
3. S112-064 was a request southeast of the present request to create a 4.409 acre lot from a tract of land in City Block 8/2003 located at Carroll Avenue and U.S. Highway 75, east corner. The application was approved on February 2, 2012 and was recorded March 7, 2014

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (O-2); 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 one.
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 add note: "TXDoT approval may be required for any driveway modification or new access point(s)." No citation.
13. Prior to submittal of the final plat, submit a complete Final Plat Checklist and All Supporting Documents.
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
16. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
18. On the final plat identify the property as Lot 4A in City Block 5/1517. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-180**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Bowser Avenue at Hawthorne Avenue, south corner**DATE FILED:** May 10, 2017**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.4004-Acres **MAPSCO:** 35S**APPLICANT/OWNER:** Bowser Residential Partners, LLC

REQUEST: An application to replat a 0.4004-acre tract of land containing all of Lots 8 and 9 and part of Lot 10 in City Block 3/2041 to create one lot on property located on Bowser Avenue at Hawthorne Avenue, south corner.

SUBDIVISION HISTORY:

1. S156-015 was a request southeast of the present request to replat a 0.367-acre tract of land containing all of Lot 18A in City Block 5/2043 into a Shared Access Development with eight single family lots ranging between 1,725 and 2,575 square feet on property located on Holland Avenue, northwest of Herschel Avenue. The request was approved November 19, 2015 and has not been recorded.
2. S134-002 was a request south of present request to replat a 0.4591-acre tract of land containing all of Lots 7 and 8 and part of Lot 9 in City Block 2/2040 to create one lot on property located at 4428 and 4436 Lemmon Avenue, southeast of Prescott Avenue. The request was approved on November 7, 2013, and the final plat was recorded on May 11, 2015.
3. S112-029 was a request south of the present request to replat a 0.2106 acre tract of land containing part of Lots 13 and 14 in City Block B/2054 into one lot at 4420 Rawlins Street. The request was approved December 15, 2011 and was recorded January 7, 2013.
4. S112-012 was a request south of the present request to replat a 0.6543 acre tract of land containing all of Lots 14, 15, 16 and part of Lots 13 and 17 in City Block B/2054 into one 0.4437 acre lot and one 0.2016 acre lot located at 4420 Rawlins Street. The request was withdrawn November 11, 2011.

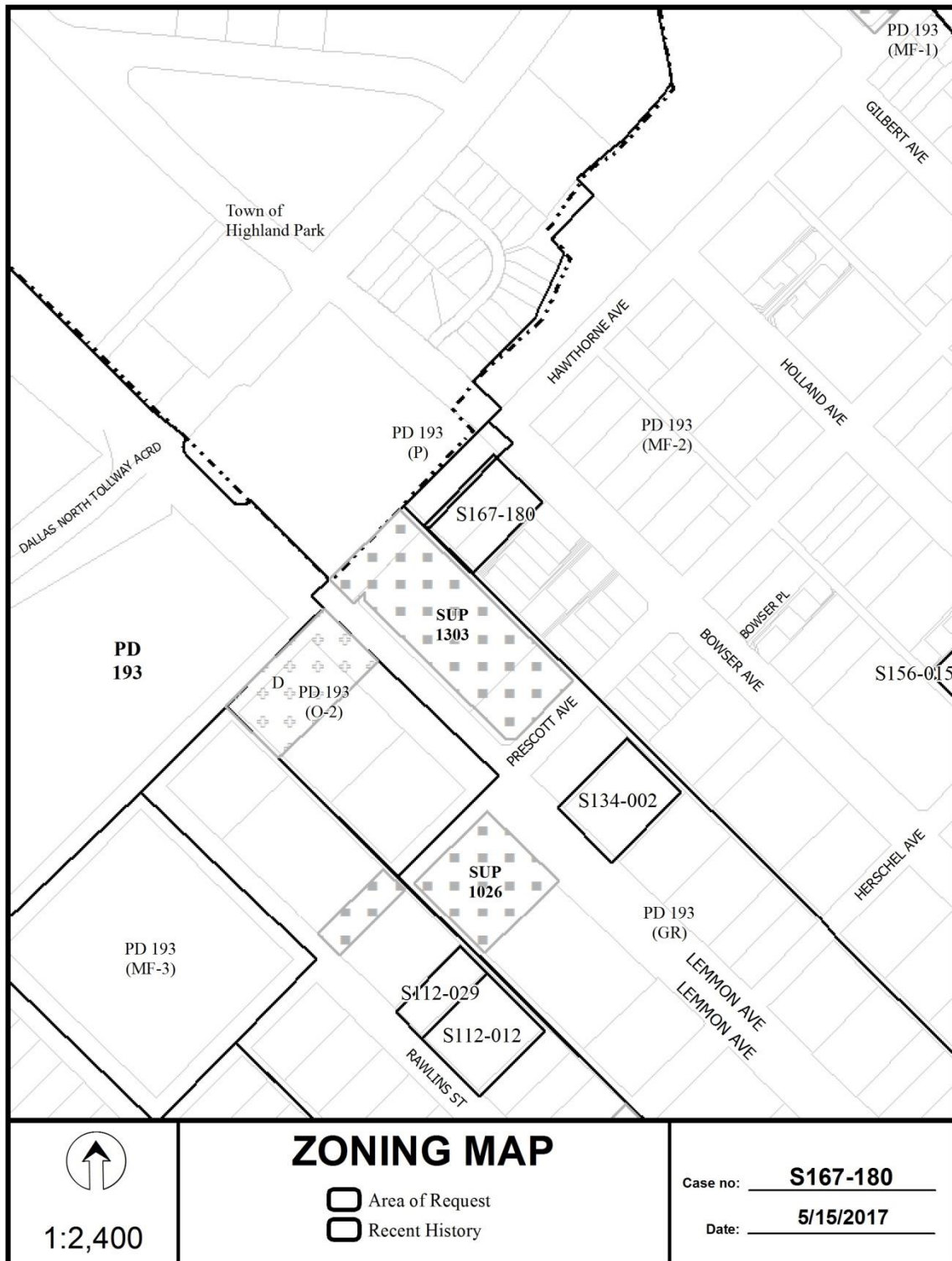
STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (MF-2); therefore, staff recommends approval subject to compliance with the following conditions:

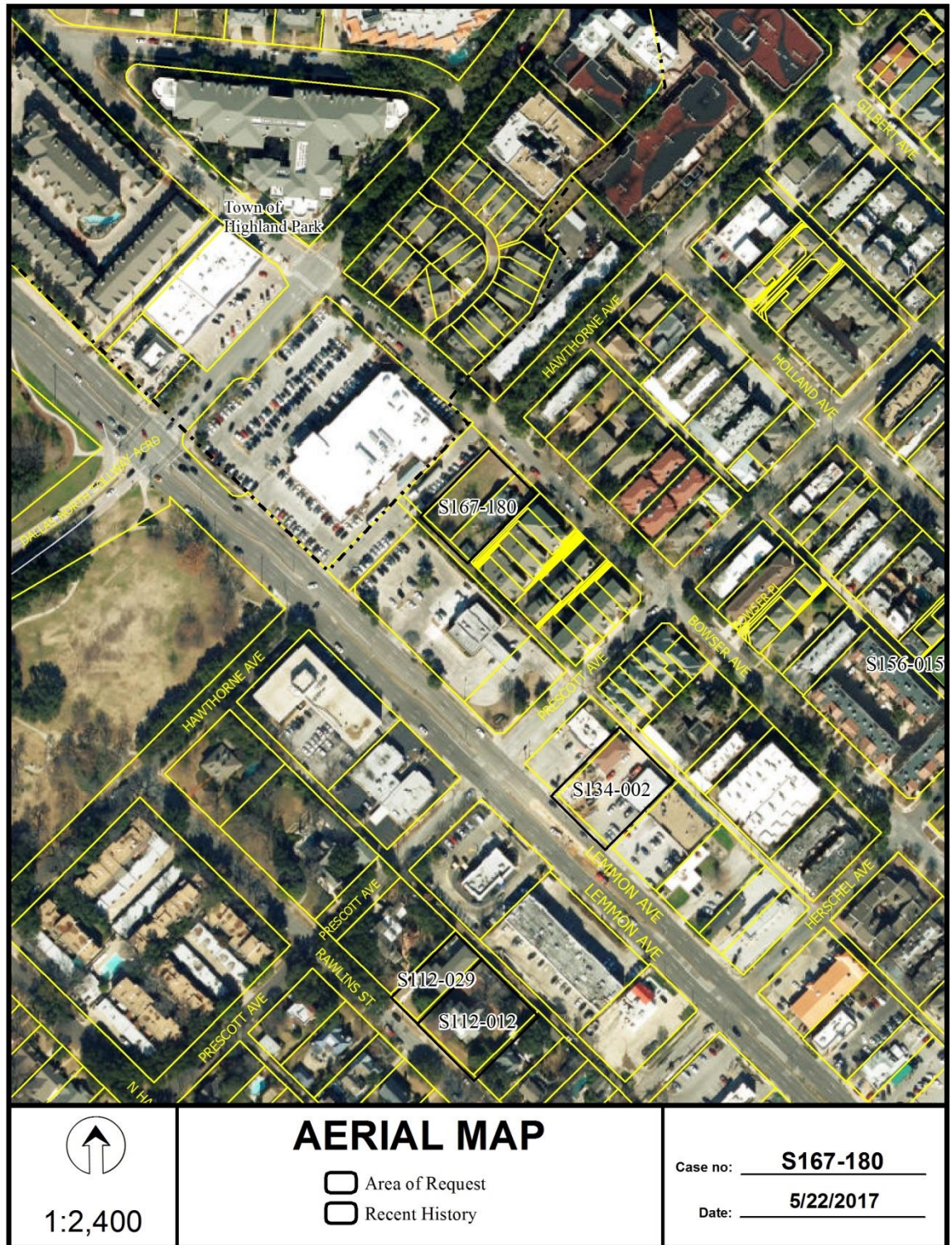
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify 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.

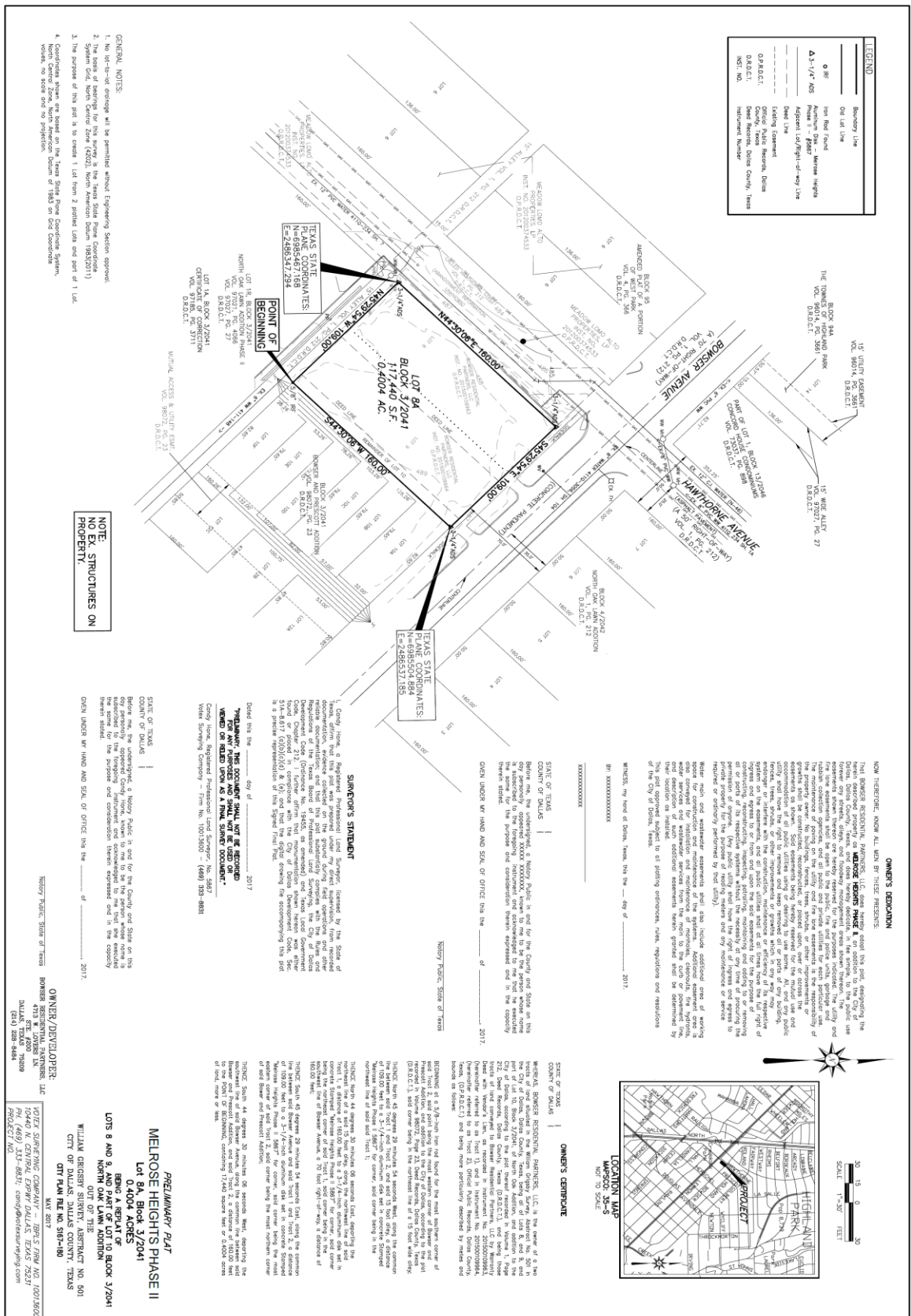
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the 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 one.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Prior to submittal of the final plat, submit a complete Final Plat Checklist and All Supporting Documents.
13. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
14. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
15. On the final plat chose a new or different addition name. Platting Guidelines
16. On the final plat clarify Hawthorne Avenue.
17. On the final plat show city limit Line.
18. On the final plat show Volume 2001230, Page 5250, Deed Records, Dallas County, Texas.
19. On the final plat show Volume 1007, Page 624 and Volume 1162, Page 129, Deed Records, Dallas County, Texas.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

22. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
23. On the final plat show and label the Highland Park/Dallas corporate limits. Section. 51A-8.403. (a) (1) (A) (xii)”
24. On the final plat identify the property as Lot 8A in City Block 3/2041. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-181**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 2317 Merrell Road, east of Goodnight Lane**DATE FILED:** May 10, 2017**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.22-Acres **MAPSCO:** 22L**APPLICANT/OWNER:** Dirt Monkey, LLC

REQUEST: An application to create a 0.22-acre lot from a tract of land in City Block 6531 on property located at 2317 Merrell Road, east of Goodnight Lane.

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

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

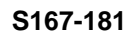
the request subject to compliance with the following conditions:

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 one.
10. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)

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. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
13. On the final plat dedicate 30-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Merrell Road 51A 8.602(c)
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. On the final plat show distances/width across all adjoining right-of-way. Platting Guidelines
16. On the final plat, show recording information on all existing easements within 150' of property. Platting Guidelines
17. On the final plat, Show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
18. On the final plat show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines
19. On the final plat show and call as unrecorded addition.
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
21. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
22. On the final plat identify the property as Lot 26A in City Block 6531. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-182**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County**DATE FILED:** May 10, 2017**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 30.334-Acres **MAPSCO:** 742P**APPLICANT/OWNER:** Devonshire (Dallas) ASLI VIII, LLC**REQUEST:** An application to create 150 lots and 1 common area from a 30.334-acre tract of land on property between Ranch Road on the northwest, FM 548 on the southeast, and University Drive on the northeast in Kaufman County.**SUBDIVISION HISTORY:**

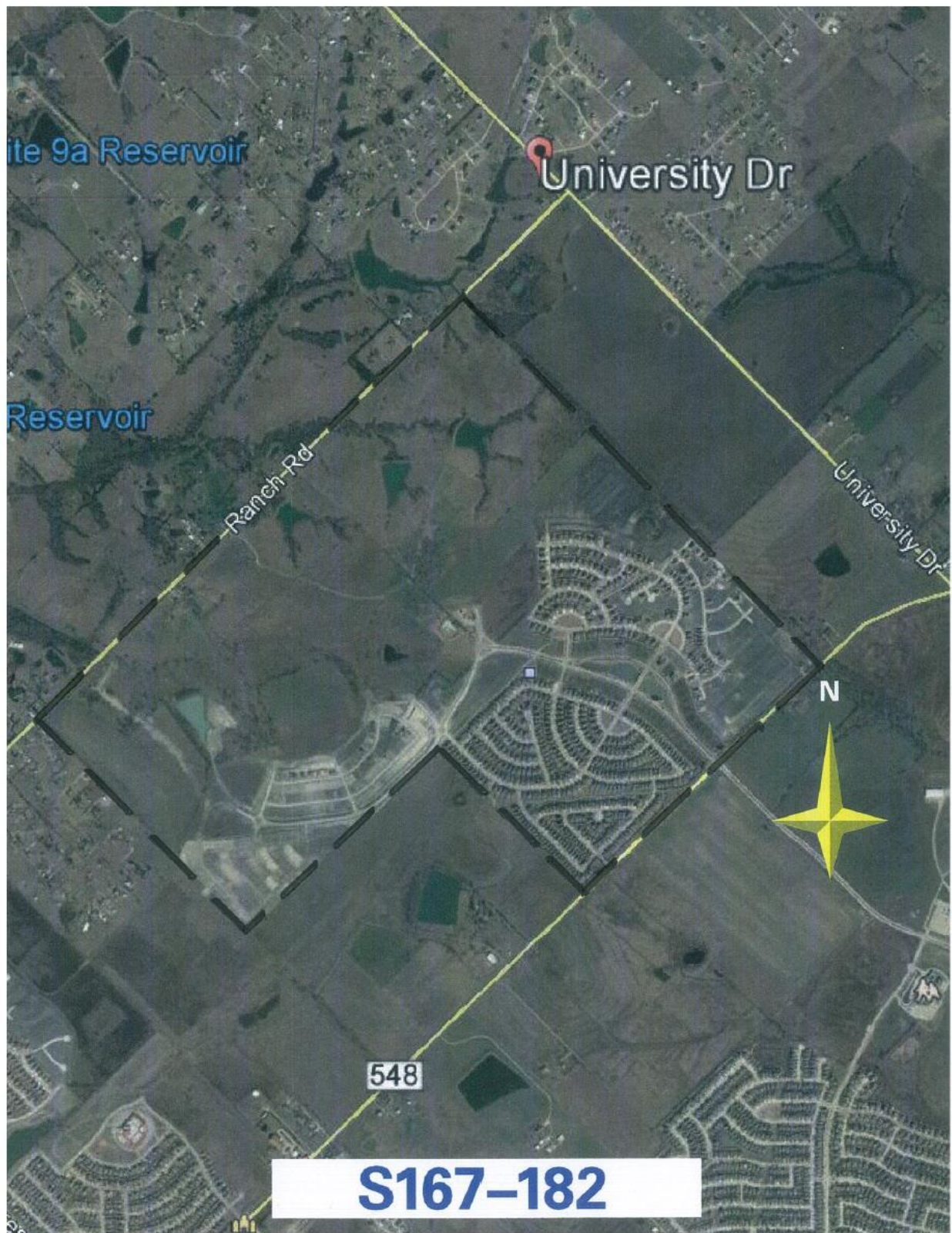
1. S145-021 was an application south of the present request to create a 307-lot single family development and 12 common areas from an 84.581-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, north of F.M. 548 south of Ranch Road. The request was approved on December 4, 2014, and has not been recorded.
2. S145-021R was an application to revise the above approved plat to create an additional 20 lots for a total of 327 lots on property located in City of Dallas ETJ in Kaufman County, Texas, north of F.M. 548 south of Ranch Road. The request was approved on September 15, 2015. Phase A of this plat created 82 lots on 15.705 acres and was recorded November 21, 2016. Phase B of this plat created 82 lots from 16.181 acres and was recorded November 18, 2016.

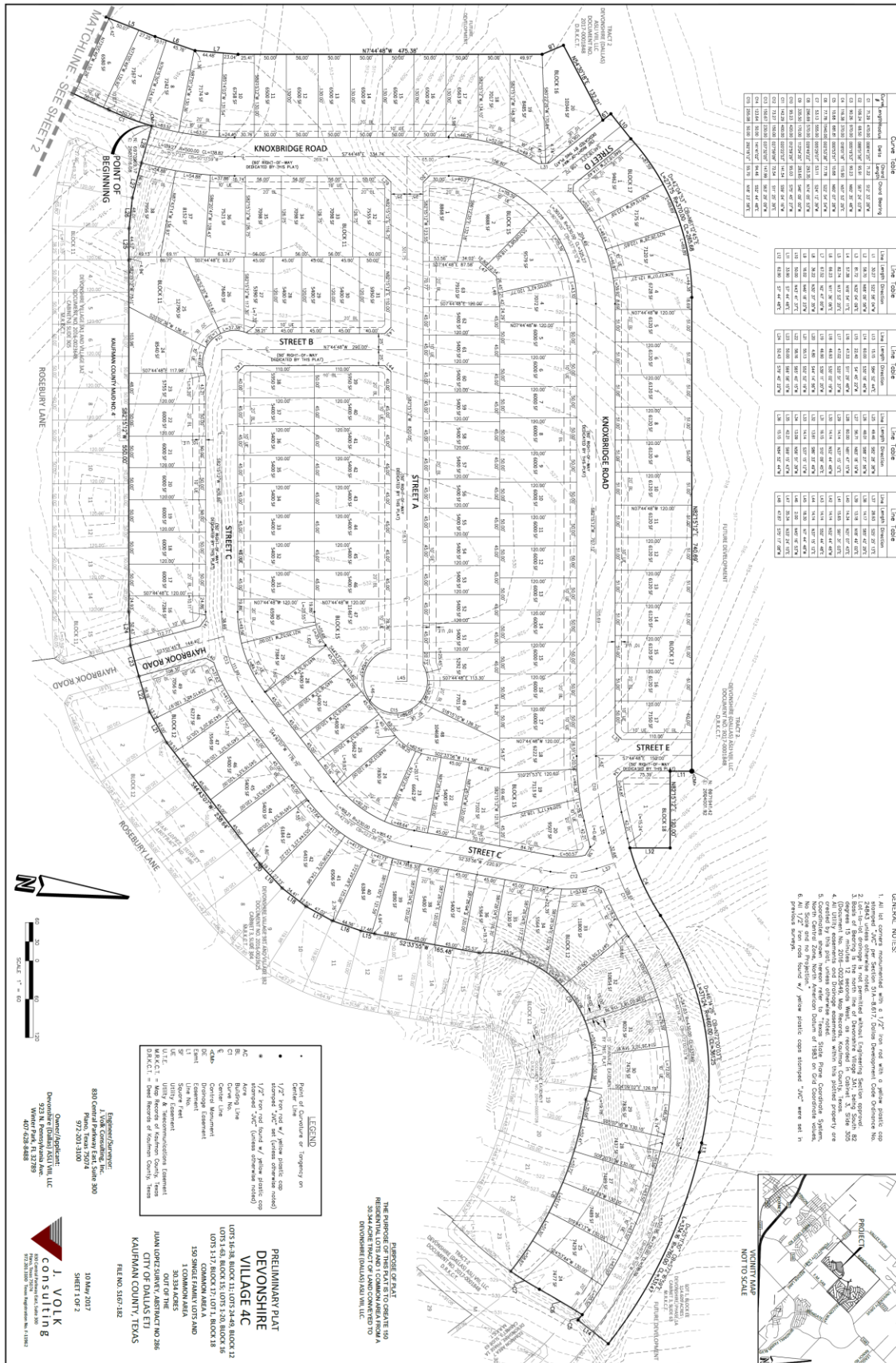
STAFF RECOMMENDATION: The request complies with all applicable requirements; therefore, staff recommends approval subject to compliance with the following conditions:

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 150 lots and 1 common area.
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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate a 10-feet by 10-feet corner clip at all intersections. 51A 8.602(d)(1)
14. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
15. On the final plat dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
16. 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
17. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
18. 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.
19. 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).
20. 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)

21. On the final plat show the correct recording information for the subject property. Platting Guidelines
22. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
23. On the final plat show distances/width cross all adjoining right-of-way. Platting Guidelines
24. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
25. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
26. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
28. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
29. All water wastewater engineering must comply with Dallas Water Utilities standards.
30. Contact the Street Name Coordinator to obtain approved street names”. Sections 51A-8.403(a)(1)(A)(xii)





CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-183**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 2227 and 2231 Lovedale Avenue, north of Rural Avenue.**DATE FILED:** May 10, 2017**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.162-Acres **MAPSCO:** 33R**APPLICANT/OWNER:** Bruce Kaminski/Kaminski Custom Builders, LLC

REQUEST: An application to replat a 1.162-acre tract of land containing part of Lot 8 and all of Lots 9 through 12 in City Block E/2365 to create a 24 lot Shared Access Development on property located at 2227 and 2231 Lovedale Avenue, north of Rural Avenue.

SUBDIVISION HISTORY:

1. S123-236 was an application to create one lot from a tract of land containing all of Lot 1A, and being a 3.402 acre tract of land in City Block 10/114, and a 0.10 acre tract of land containing part of Lot 1 in City Block 17/115, and a portion of closed and vacated St. Louis Street, on property located at 1818 Corsicana Street at Park Avenue. The request was approved September 12, 2013, and was recorded September 11, 2015.
2. S134-004 was a request north of the present request to create a 0.461-acre lot from a tract of land in City Block 130 and an abandoned portion of Canton Street on property located on Harwood Street at Canton Street. The request was approved November 7, 2013 and was recorded May 22, 2014.

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

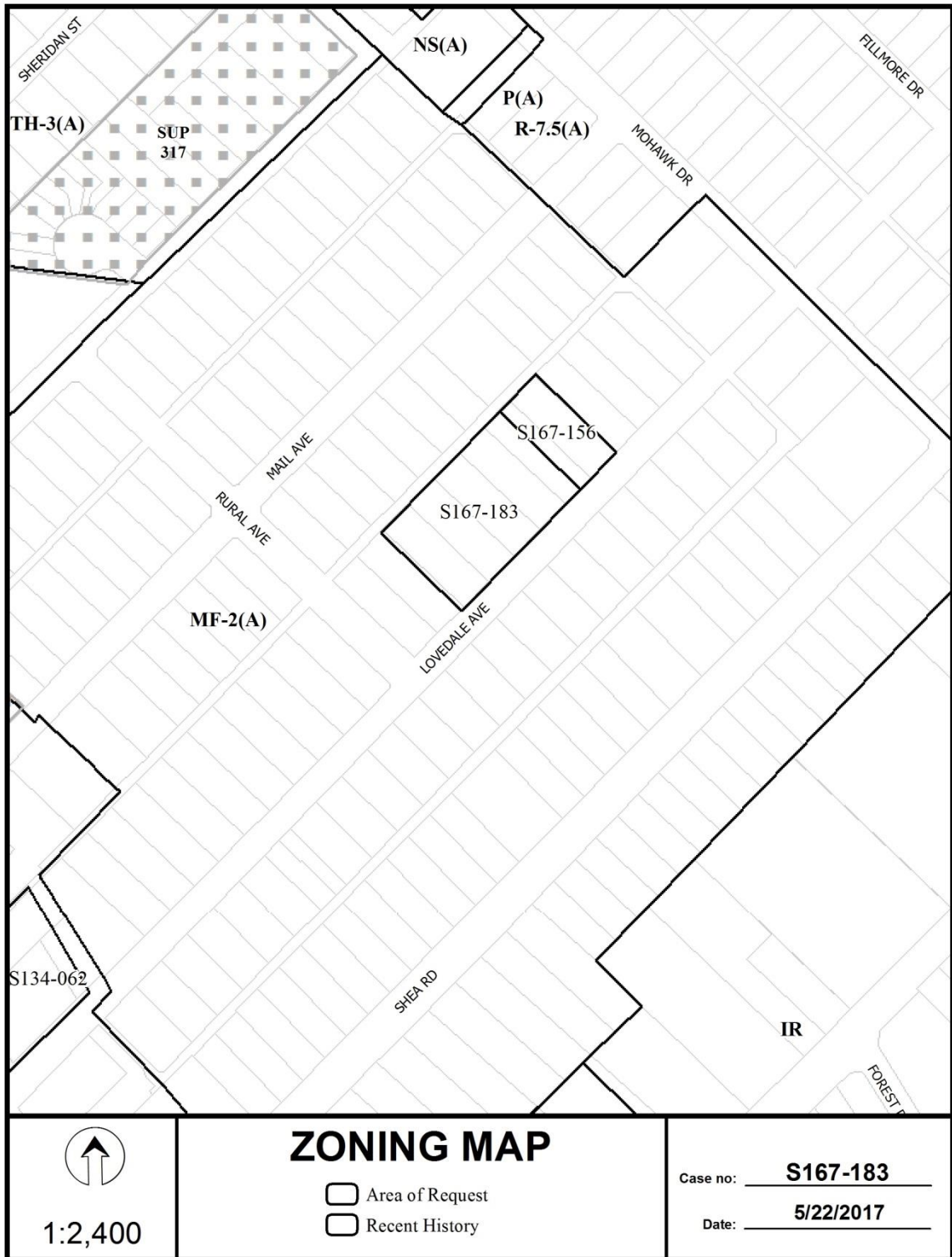
The request complies with the requirements of MF-2(A) Multifamily District, the requirements of Section 51A-4.412 (Shared Access requirements), and complies with Section 51A-8.503; therefore, staff recommends approval subject to compliance with the following conditions:

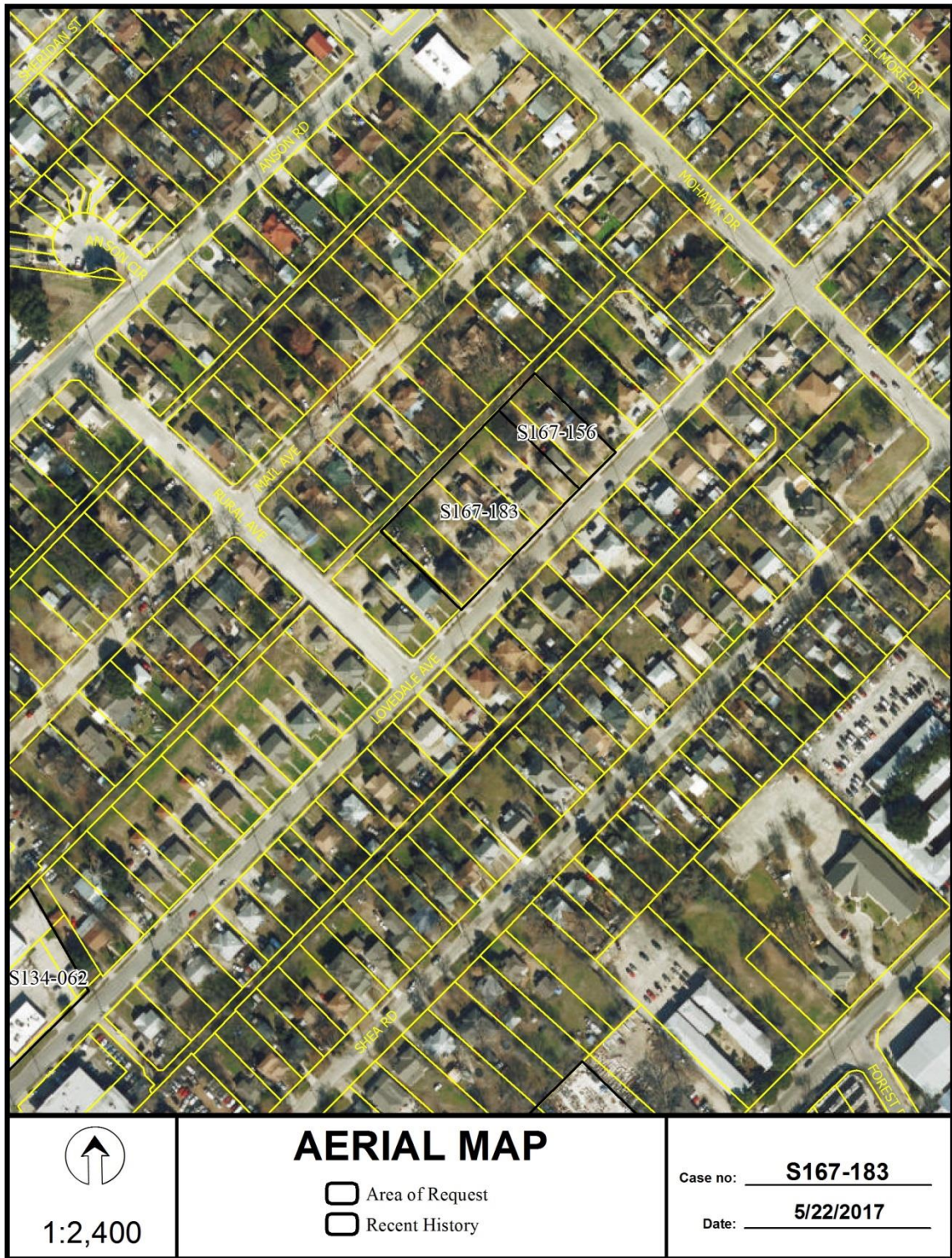
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify 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 24.
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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate 28-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Lovedale Avenue. 51A 8.602(c)
14. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
15. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)
16. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
17. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)

18. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
19. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
20. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
21. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
22. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
23. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
24. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
25. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
26. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
27. On the final plat identify the property as Lot 1, City Block 16A/3760. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii)
28. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
29. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
30. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)

31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
32. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
33. On the final plat identify the property as Lots 8A through 11F in City Block E/2365. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-184**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Trailblazer Way at Historic View**DATE FILED:** May 11, 2017**ZONING:** PD 701**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 0.880-Acres **MAPSCO:** 61BM**APPLICANT/OWNER:** Gehan Homes, LTD

REQUEST: An application to create 3 lots ranging in size from 0.236-acre to 0.366-acre from a 0.880-acre tract of land on property located on Trailblazer Way at Historic View.

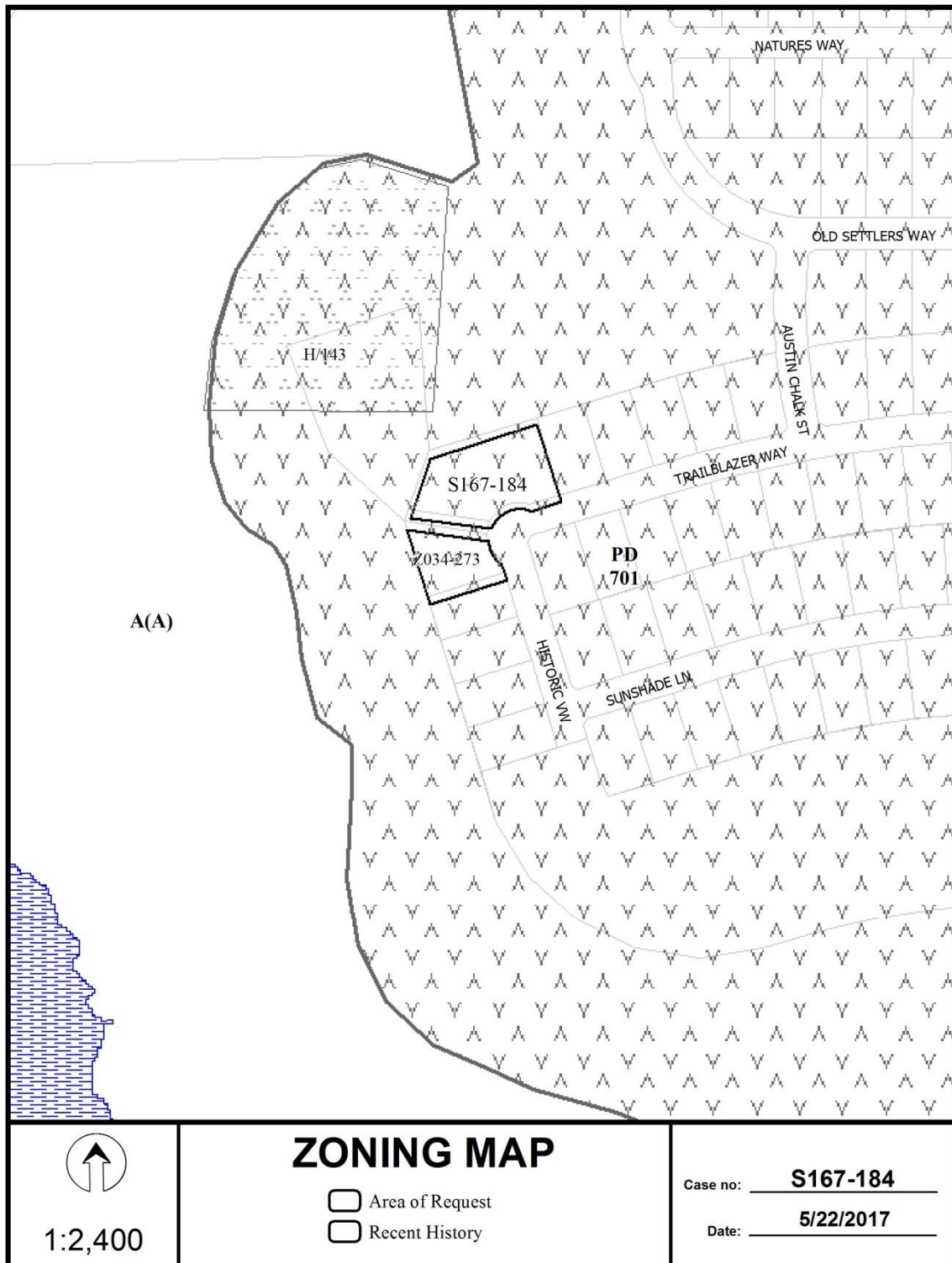
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 701; therefore, staff recommends approval subject to compliance with the following conditions:

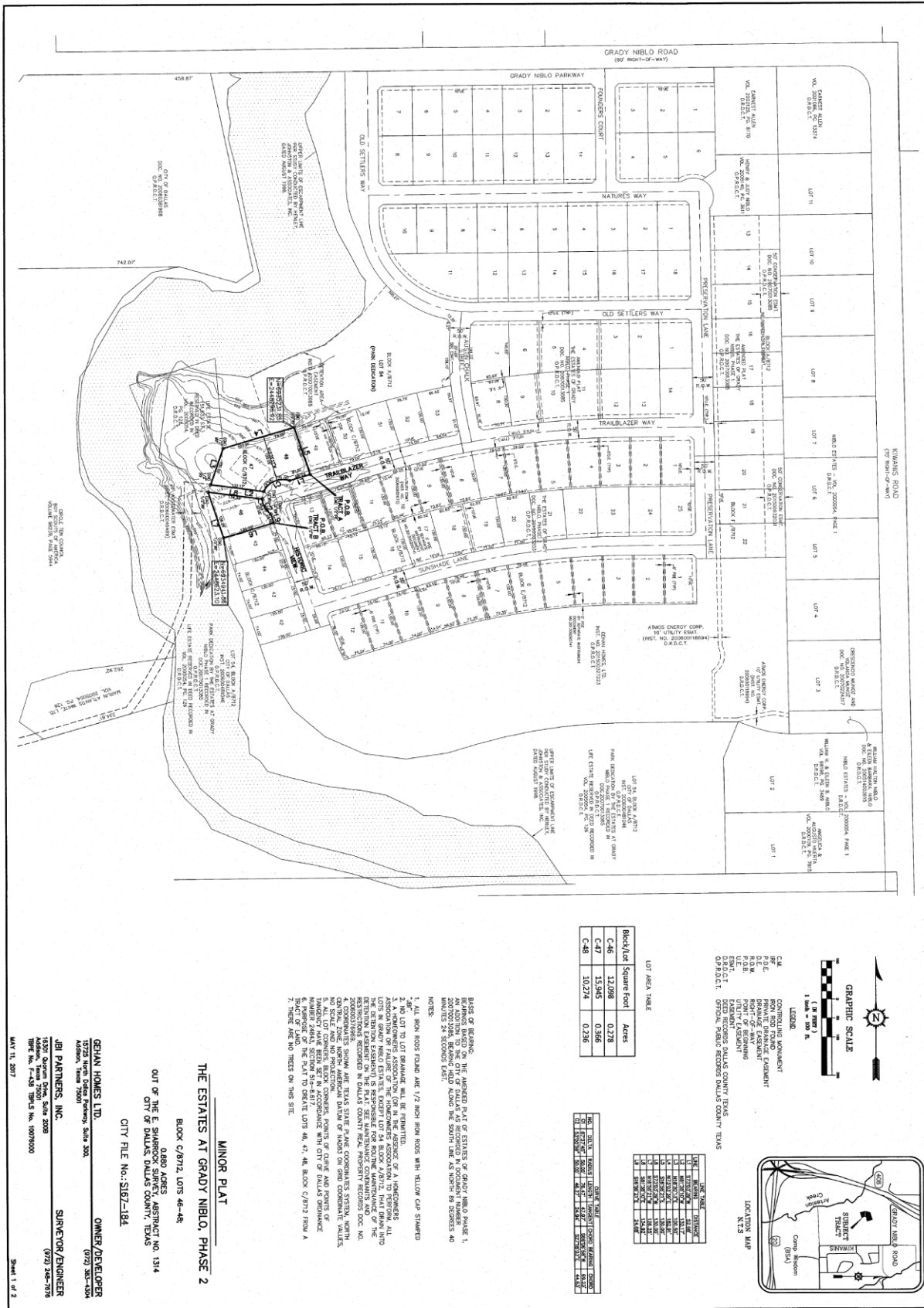
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify 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 three.
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 modify scale.
13. On the final plat comply with Life Estate.
14. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
15. On the final plat identify the property as Lots 46 through 48 in City Block C/8712. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).
16. If any portion of the property subject to a plat application qualifies as a prospective park site pursuant to the standards and guidelines contained in the Long Range Physical Plan for Park and Recreational Facilities, the director of park and recreation must be notified and given an opportunity to negotiate for the acquisition of the property by the city before the final plat is approved. Section 51A-8.508(a)







CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-185**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Manana Drive and Goodnight Lane, northeast corner**DATE FILED:** May 11, 2017**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.307-Acres**MAPSCO:** 22Q**APPLICANT/OWNER:** Stephen O. Clements

REQUEST An application to replat a 1.307-acre tract of land containing part of Lot 1 in City Block C/6508 to create one lot on property located at Manana Drive and Goodnight Lane, northeast corner

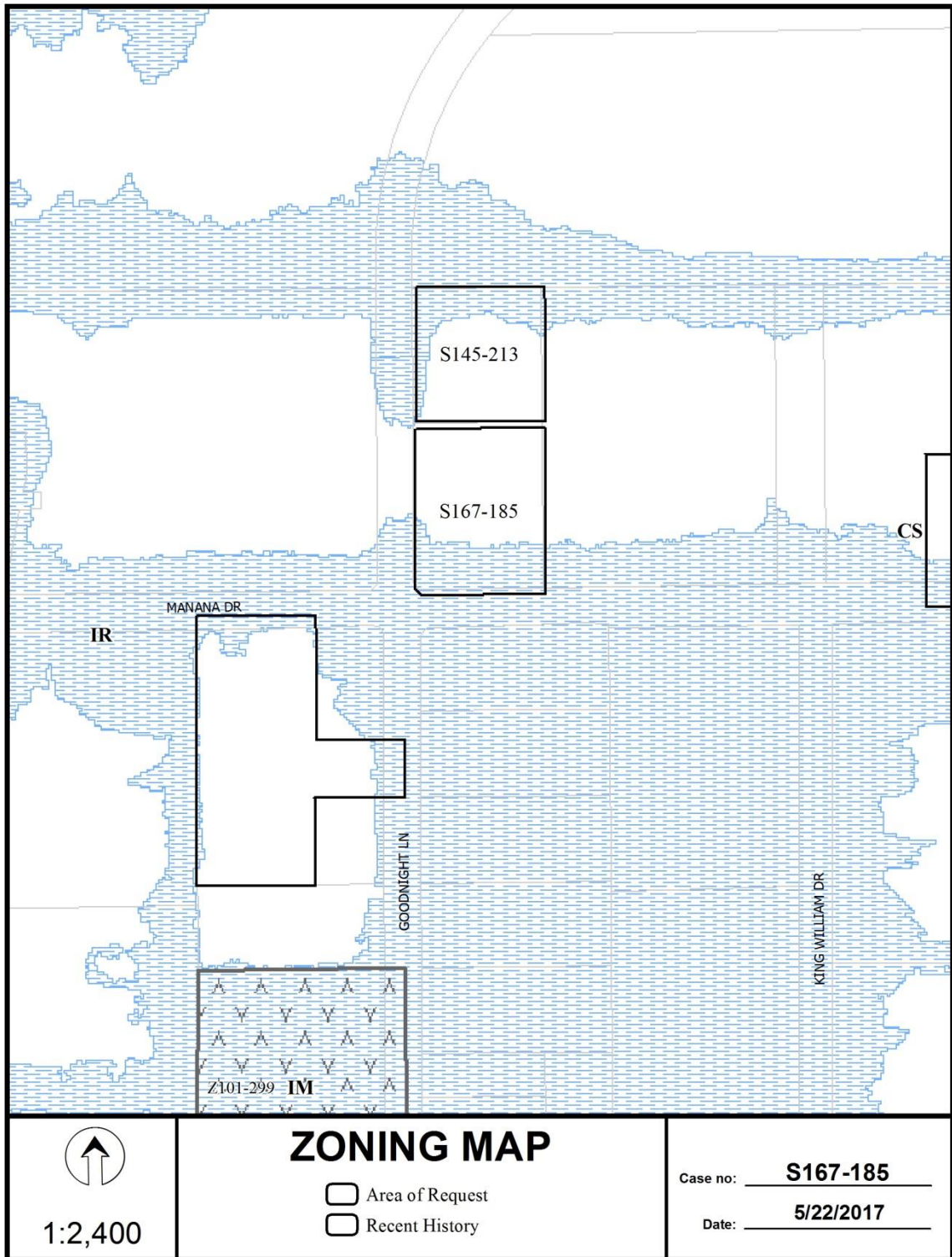
SUBDIVISION HISTORY:

1. S145-213 was a request north of the present request to replat a 1.06-acre tract of land containing part of Lot 1, in City Block C/6508 into one lot on property located on Goodnight Lane, north of Manana Drive. The request was approved July 9 2015 and was recorded May 19, 2017.

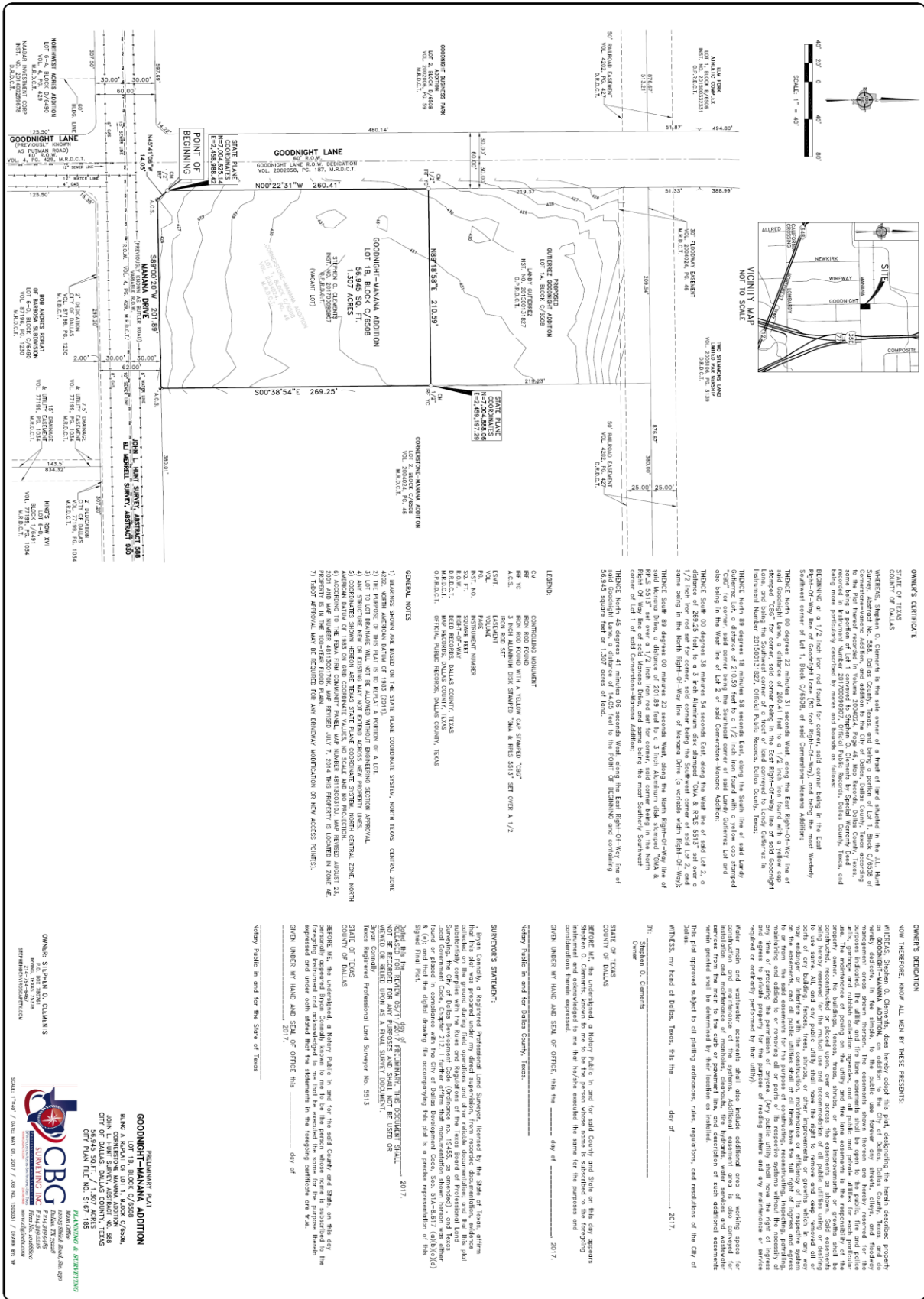
STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research District; therefore, staff recommends approval subject to compliance with the following conditions:

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 one.

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 20-feet by 20-feet corner clip at the intersection of Goodnight Lane and Manana Drive. 51A 8.602(d)(1)
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. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
21. In closed municipal landfill, must establish clean zone for Water/wastewater by TCEQ standard for alignment of any Water/wastewater.
22. On the final plat identify the property as Lot 1B in City Block C/6508. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-187**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Forest Lane and Forestgate Drive, northwest corner**DATE FILED:** May 12, 2017**ZONING:** IR**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 2.063-Acres **MAPSCO:** 18W**APPLICANT/OWNER:** City of Dallas

REQUEST: An application to create one 2.063-acre lot from a tract of land in City Block 8444 on property located on Forest Lane and Forestgate Drive, northwest corner.

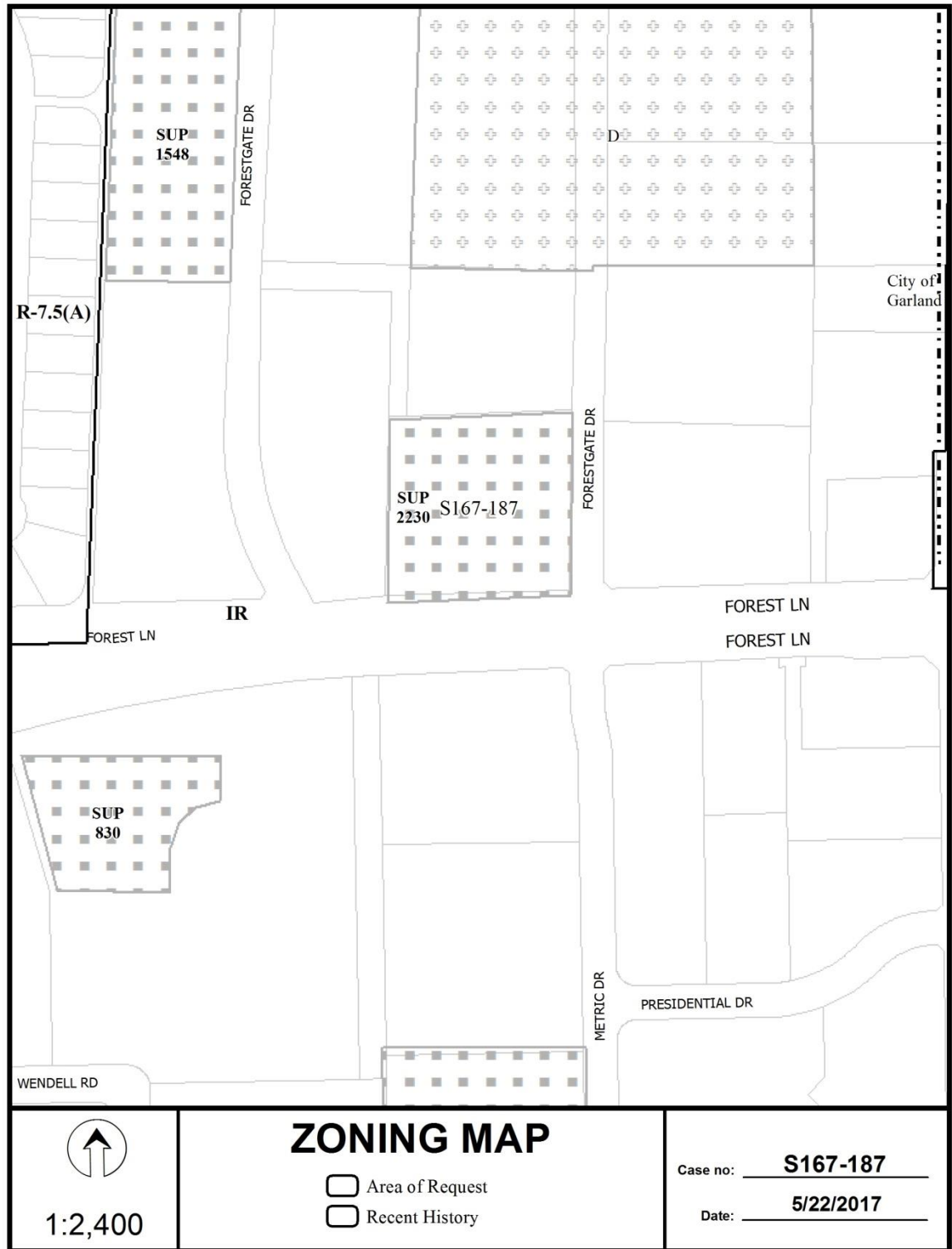
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

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

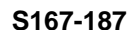
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify 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 one.
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 15-foot by 15-foot corner clip at Forest Lane and Forestgate Lane.
13. On the final plat, remove all building lines.
14. On the final plat identify the property as Lot 2 in City Block A/8444. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-188**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Pacific Avenue between St. Paul Street and Harwood Street**DATE FILED:** May 11, 2017**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 3.181-Acres **MAPSCO:** 45L**APPLICANT/OWNER:** City of Dallas Park and Recreation Department

REQUEST: An application to replat a 3.181-acre tract of land containing Part of Lots 4 through 6 in City Block A/478, part of City Block A/478, all of City Block 250, and a closed and vacated portion of Live Oak Street to create one lot on property located on Pacific Avenue between St. Paul Street and Harwood Street.

SUBDIVISION HISTORY:

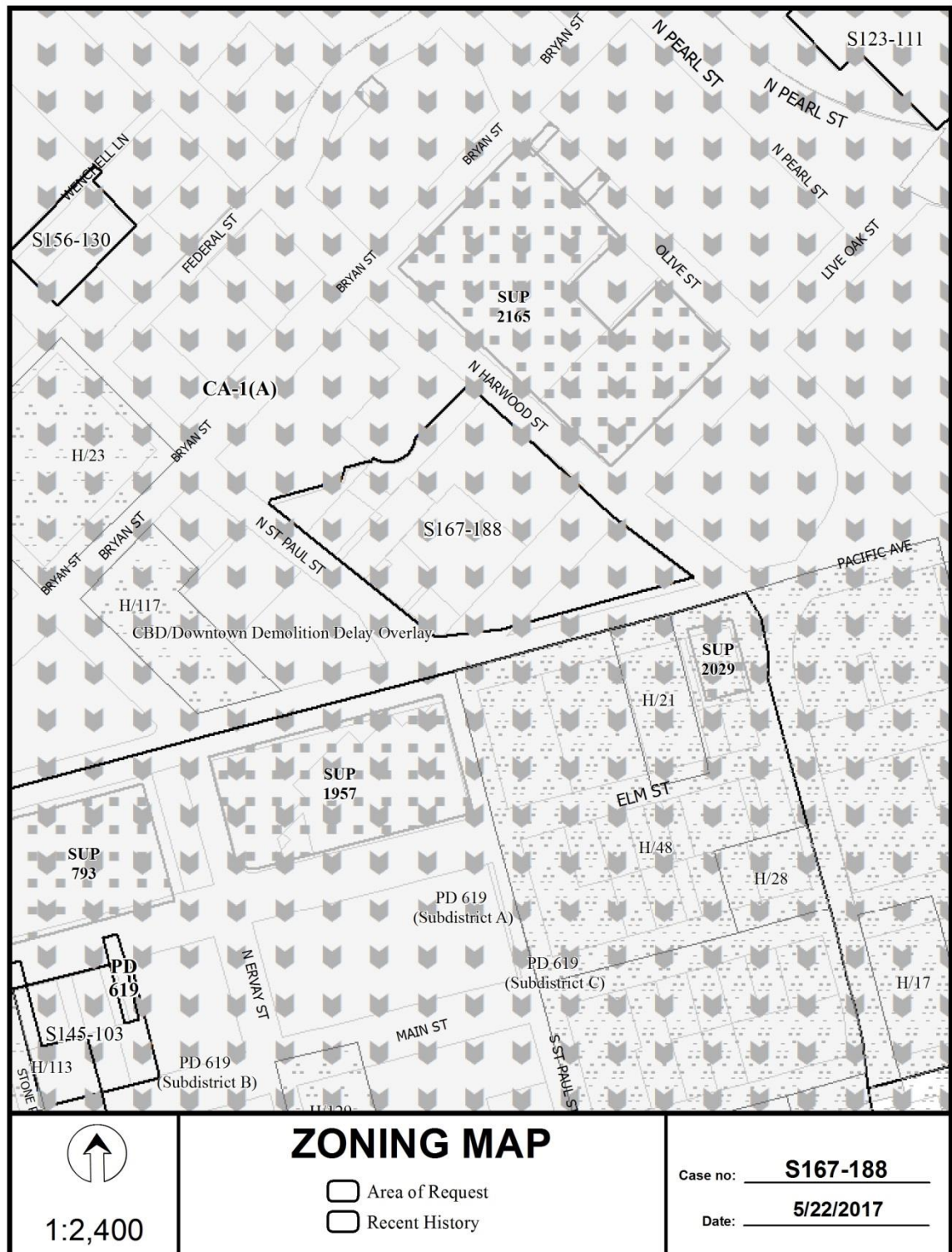
1. S156-130 was a request northwest of the present request to create a 0.509-acre lot from a tract of land located in City Block 2/243 on property located on St. Paul Street between Federal Street and San Jacinto Street. The request was approved April 7, 2016 and has not been recorded.
2. S145-103 was a request southwest of the present request to replat a 0.9100-acre tract of land containing all of Lots 4, 5, 6, and 7 in City Block 128/76 1/2 into one lot on property located on Stone Place between Main Street and Elm Street. The request was approved March 5, 2015 and has not been recorded.

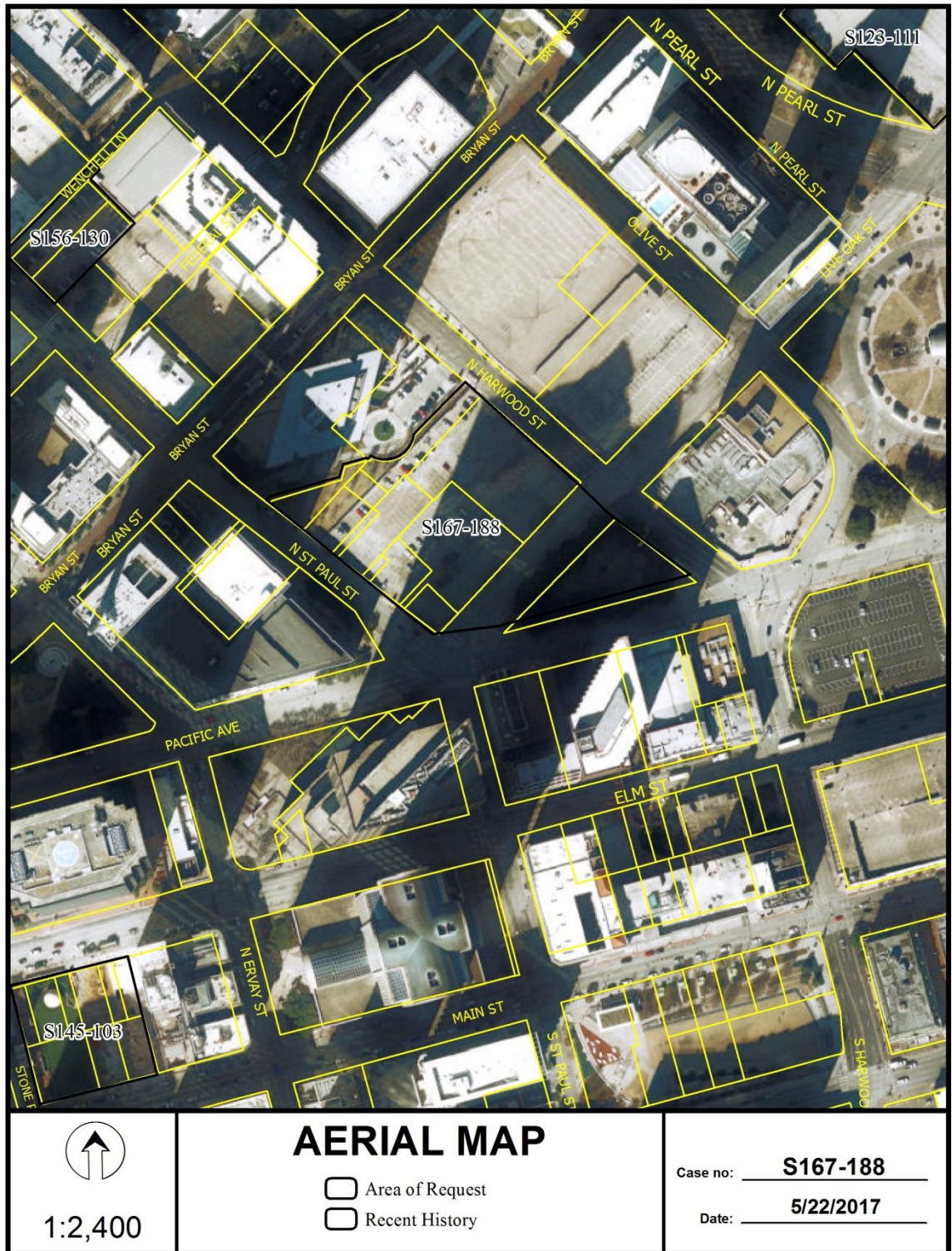
STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A); therefore, staff recommends approval subject to compliance with the following conditions:

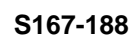
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify 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 one (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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate 30-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of St. Paul Street. 51A 8.602(c)
14. On the final plat dedicate 32-feet of right-of-way from the established centerline of Harwood Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
15. On the final plat dedicate a 20-feet by 20-feet corner clip at the intersection of Harwood Street and Pacific Avenue. 51A 8.602(d)(1)
16. On the final plat show distances/width across all adjoining right-of-way. Platting Guidelines
17. On the final plat, all utility easement abandonments must be shown with recording information. Platting Guidelines
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
21. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size is 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.

22. On the final plat, label part of "Live Oak Street" not being abandoned. Section. 51A-8.403. (a) (1) (A) (xii)"
23. On the final plat, delete the label "Ordinance Book 1-A Page 138" for St. Paul Street; it was not created by that ordinance. Section. 51A-8.403. (a) (1) (A) (xii)".
24. On the final plat, change the label "Ordinance Book 1-A Page 138" to "Ordinance Book 1-A Page 136". Section. 51A-8.403. (a) (1) (A) (xii)"
25. On the final plat identify the property as Lot 4A in City Block A/478. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







Owner's Certificate
State of Texas)
County of Dallas)

Whereas the City of Dallas is the Owner of a 128,544 square feet or 3.181 acre tract of land situated in the John Gray Survey, District 195, Dallas County, Texas, said tract being in City Block A/478 and part of Lots 4-6, Block A/478 of Connor & Connor's Subdivision of the Mop's Estate according to the plat recorded in Volume 60, Page 424, Deed Records of Dallas County, Texas and said tract consisting of all that certain lots, tracts or parcels of land, further described as:

BDN, all of them created and described in a deed to the Trust for Public Land recorded in Volume 20051-12, Page 1678 of the Deed Records of Dallas County, Texas (D.B.C.T.), and all of those certain tracts described in deeds to the City of Dallas recorded in instrument Number 2006020261575, Instrument Number 20080067554, Same and Except Instrument Number 20130013703636 conveyed to St. Paul Holdings, L.P., instrument Number 20070102025, instrument Number 2010001546852, and instrument Number 2010001568894 of the Official Public Records of Dallas County, Texas (D.P.A.D.C.T.), and

BEING that portion of Lane Oak Street Right-of-Way, closed and dedicated by St. Paul Street, North Howard Street, Pacific Avenue, and Dakota City Blocks 1478 and 250, and being more completely described as follows, to-wit:

BEGINNING of a "X" cut for the north corner of the above mentioned City of Dallas tract recorded in Instrument Number 200808057855, the East corner of a tract of a land described in a deed to St. Paul Holdings recorded in Instrument Number 2013003570636 (A.P.D.C.T.), in the Southwest right of way line of Harwood Street (60 feet right of way).

THENCE South 47 degrees 46 minutes 05 seconds East with the Southwest right of way line of Hayward Street, a distance of 210.66 feet to a "X" cut (found) for the East corner of said City of Dallas tract recorded in instrument Number 20080067859, at the intersection of the Southwest right of way line of Howard Street with the Northwest right of way line of Live Oak Street (68.0 foot right of way).

THENCE South 45° 56' 36" East a distance of 68.00 feet to a cul "x" (found) for the North corner of said City Block 250, at the intersection of the Southeast right of way line of Horwood Street (60 foot right of way) with the South right of way line of Live Oak Street.

THE NE 1/4, South 53.10 to 21' Eas along the Southwest right of way line of Herwood Street, a distance of 165.90 feet to a PV and (found) for the East corner of said CV, Block 250, at the intersection of the Southwest right of way line of Herwood Street (60 foot right of way) with the North right of way line of Pacific Avenue (80.0 foot right of way).

THENCE South 75.03° 52' West with the North right of way line of Pacific Avenue, a distance of 324.88 feet to a cut "x" (found) for the West corner of said City Block 250, of the intersection of the Southeast right of way line of Live Oak Street with the North right of way line of Pacific Avenue.

THENCE South 83° 05' 08" West a distance of 109.07 feet to a call "x" (found) for the Southwest corner of said City Block A-478, at the intersection of the North right of way line of Live Oak Street with the East right of way line of St. Paul Street (a variable width right of way).

THE NCE North 51 departs 64 minutes 29 seconds West with the Northeast right of way line of St. Paul Street, a distance of 279.27 feet to a 1/2" iron Rod with Yellow Cap marked "H41F2" (found) for the West corner of the above mentioned Trust for Public Land tract.

THE NCE N 51° 07' 34" W with the Northwest right of way line of St. Paul Street, a distance of 70.00 feet to a 1/2" iron rod with yellow cap marked "H44F-1" (found) for the west corner of above mentioned City of Dallas tract recorded in Instrument Number 201300370637 and being on the Northwest line of St. Paul Street.

THEENCE reporting said Northeast line of St. Paul Street with the following bearings and distances along to Southeast line of said St. Paul Holdings tract:

North 38° 27' 03" East, a distance of 7.11 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALF" (found);

North 74° 09' 08" East, a distance of 118.83 feet, to a 1/2" Iron Rod with Yellow Cap marked "HALF" (found);

North 16° 25' 02" East, a distance of 22.00 feet, to a 1/2" Iron Rod with Yellow Cap marked "H4LF" (found); North 74° 30' 40" East, a distance of 40.10 feet, to a 1/2" Iron Rod with Yellow Cap marked "H4LF" (found).

North 44° 22' 33" East, a distance of 7.01 feet, to a 1/2" iron rod with Yellow Cap marked "H41" (found), to the beginning of a non-largest curve (see Fig. 10). To the left with a chord bearing North 65° 24' 19" East, a radius of 47.50 feet and a chord length of 77.97 feet, thence along said curve through a central

THENCE North 44° 36' 00" East along the Southeast line of said St. Paul Holdings tract, the Northwest line of said City of Dallas tract (recorded in Instrument

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FLOOD STATEMENT: According to Community Map No. 481130345, dated

Insurance Program maps this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special food hazard area, this food will be considered a low risk food and no special measures will be taken.

from floods or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surety.

OWNER	SUPPLIER
CITY OF DALLAS	SALCEDO GROUP, INC.

PARK AND RECREATION DEPARTMENT
DALLAS CITY HALL
1500 MARILLA ROOM 65N
DALLAS, TEXAS 75201
110 S.W. 2nd Street
GRAND PRAIRIE, TEXAS 75050
(214) 412-3122

$\mathcal{A} = \mathcal{B} = \mathcal{C} = \mathcal{D} = \mathcal{E} = \mathcal{F} = \mathcal{G} = \mathcal{H} = \mathcal{I} = \mathcal{J} = \mathcal{K} = \mathcal{L} = \mathcal{M} = \mathcal{N} = \mathcal{O} = \mathcal{P} = \mathcal{Q} = \mathcal{R} = \mathcal{S} = \mathcal{T} = \mathcal{U} = \mathcal{V} = \mathcal{W} = \mathcal{X} = \mathcal{Y} = \mathcal{Z} = \mathcal{A} = \mathcal{B} = \mathcal{C} = \mathcal{D} = \mathcal{E} = \mathcal{F} = \mathcal{G} = \mathcal{H} = \mathcal{I} = \mathcal{J} = \mathcal{K} = \mathcal{L} = \mathcal{M} = \mathcal{N} = \mathcal{O} = \mathcal{P} = \mathcal{Q} = \mathcal{R} = \mathcal{S} = \mathcal{T} = \mathcal{U} = \mathcal{V} = \mathcal{W} = \mathcal{X} = \mathcal{Y} = \mathcal{Z}$	$\mathcal{A} = \mathcal{B} = \mathcal{C} = \mathcal{D} = \mathcal{E} = \mathcal{F} = \mathcal{G} = \mathcal{H} = \mathcal{I} = \mathcal{J} = \mathcal{K} = \mathcal{L} = \mathcal{M} = \mathcal{N} = \mathcal{O} = \mathcal{P} = \mathcal{Q} = \mathcal{R} = \mathcal{S} = \mathcal{T} = \mathcal{U} = \mathcal{V} = \mathcal{W} = \mathcal{X} = \mathcal{Y} = \mathcal{Z}$
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City Plan
6/1/2017

PACIFIC PLAZA PARK
LOT 1, BLOCK A/478
138,543 SQ. FT. OR 3.181 AC.

BEING ADEQUATE OF A PART OF THE CONNOR AND CANNON'S
SUBDIVISION OF THE MAVS ESTATE, LOTS 4-6, BLOCK A/47B,
PART OF BLOCK A/47B,
ALL OF BLOCK 250 AND
THE CLOSED AND VACATED RIGHT-OF-WAY OF LIVE OAK STREET
BETWEEN HARWOOD STREET AND ST. PAUL STREET
A 3.181 ACRE TRACT OF LAND OUT OF
JOHN GROSSBY SURVEY, ABSTRACT No. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S167-188

SGI
Salcedo Group, Inc.
110 S.W. 2ND STREET
GRAND PRAIRIE, TX 75050
PHONE: (214) 412-3122

SGI Project No. 16673
Texas P.E. F-5482 : Texas TBPLS Farm License 10070800

05-10-17
SHEET 2 OF 2

CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-189**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Dale Crest Drive, Kinkaid Drive, Harwich Drive, and Park Lane.**DATE FILED:** May 12, 2017**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 10.888-Acres **MAPSCO:** 23Q**APPLICANT/OWNER:** Dallas Independent School District

REQUEST: An application to create one 10.888-acre lot from a tract of land in City Block 6449 on property bounded by Dale Crest Drive, Kinkaid Drive, Harwich Drive, and Park Lane.

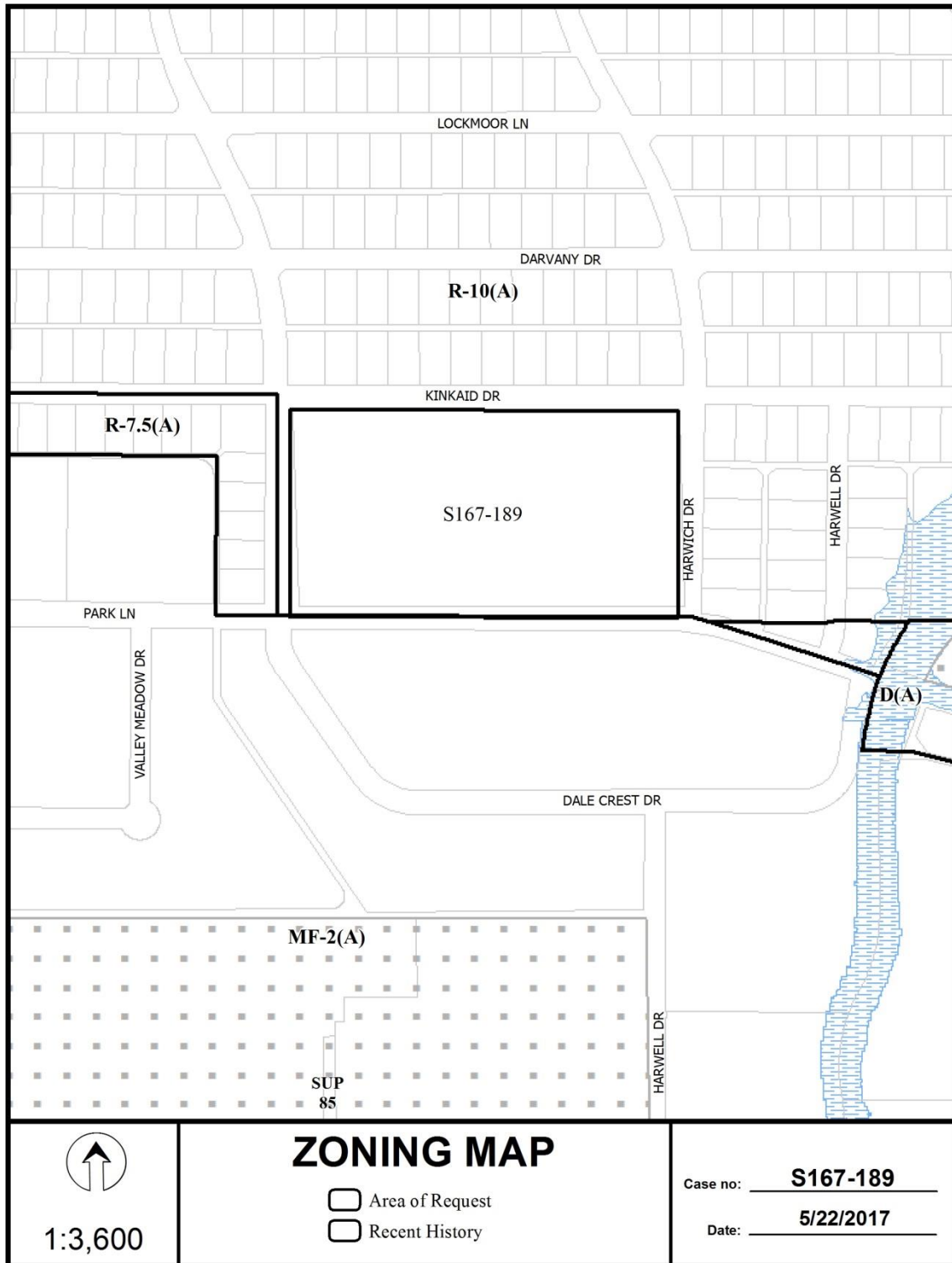
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

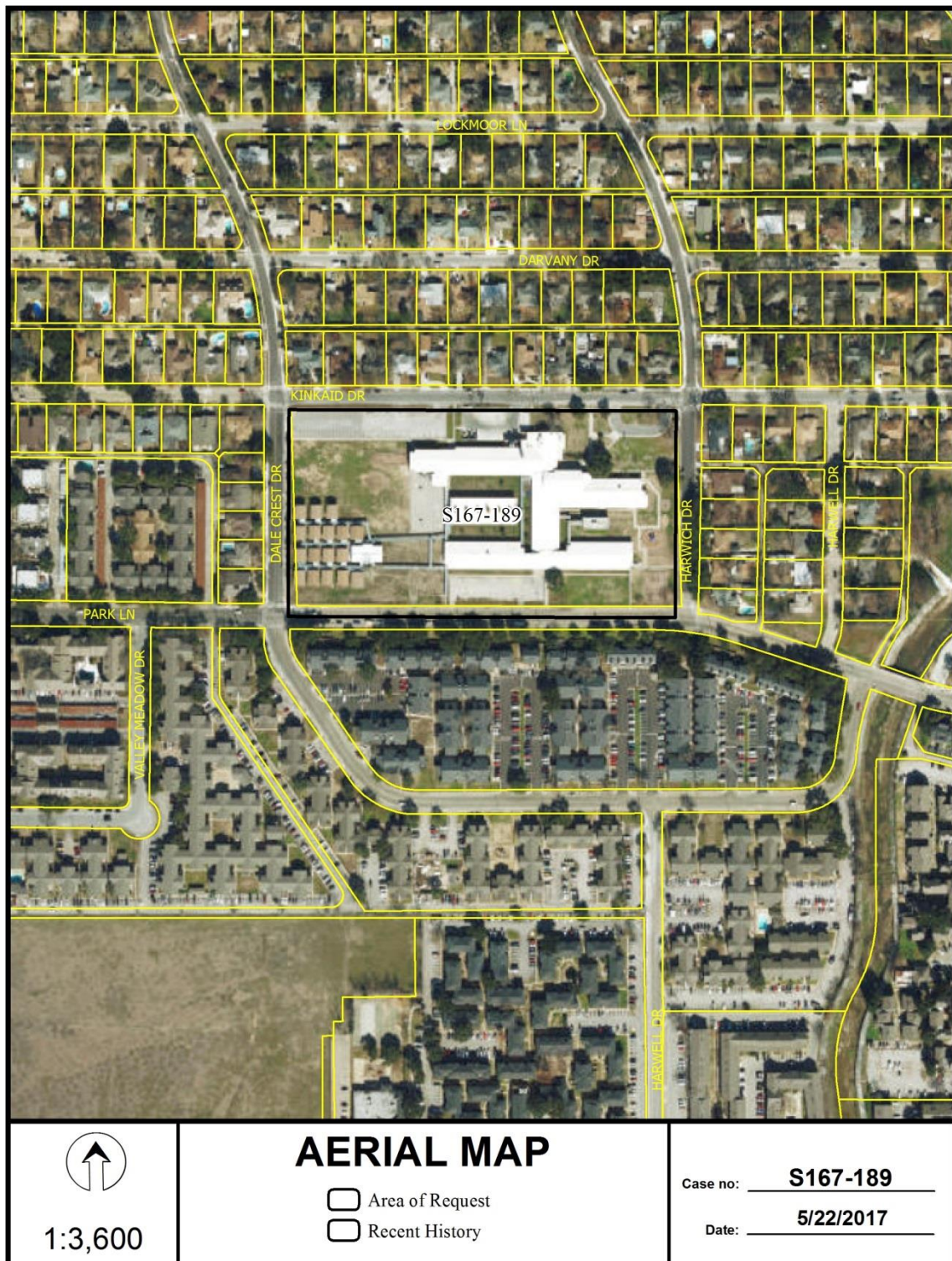
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.” The proposed lot is larger than most of the residential lots to the west, east, and north. The proposed lot is similar to lots to the south that have nonresidential uses.

The request is to replat property that has been utilized as an institutional use for many years. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of R-10(A); therefore, staff recommends approval of the request 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 one.
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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. On the final plat dedicate 30-foot ROW from the established center line of Park Lane. 51A 8.602(c)
13. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Park Lane and Dell Crest Drive. 51A 8.602(d)(1)
14. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Dell Crest Drive and Kinkaid Drive. 51A 8.602(d)(1)
15. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Kinkaid Drive and Harwich Drive. 51A 8.602(d)(1)
16. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Harwich Drive and Park Lane. 51A 8.602(d)(1)
17. On the final plat, dedicate street in fee simple.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
19. On the final plat identify the property as Lot 1 in City Block 3/6449. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-190**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** E. Jefferson Boulevard and Seventh Street, southeast corner**DATE FILED:** May 12, 2017**ZONING:** PD 468, Sub-District F, Tract 1 (WMU-12)**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.312-Acres**MAPSCO:** 55A**APPLICANT/OWNER:** 719 Marsalis, LLC

REQUEST An application to replat a 0.312-acre tract of land containing all of Lots 18 and 19 in City Block 80/3061 to create one lot on property located on E. Jefferson Boulevard and Seventh Street, southeast corner.

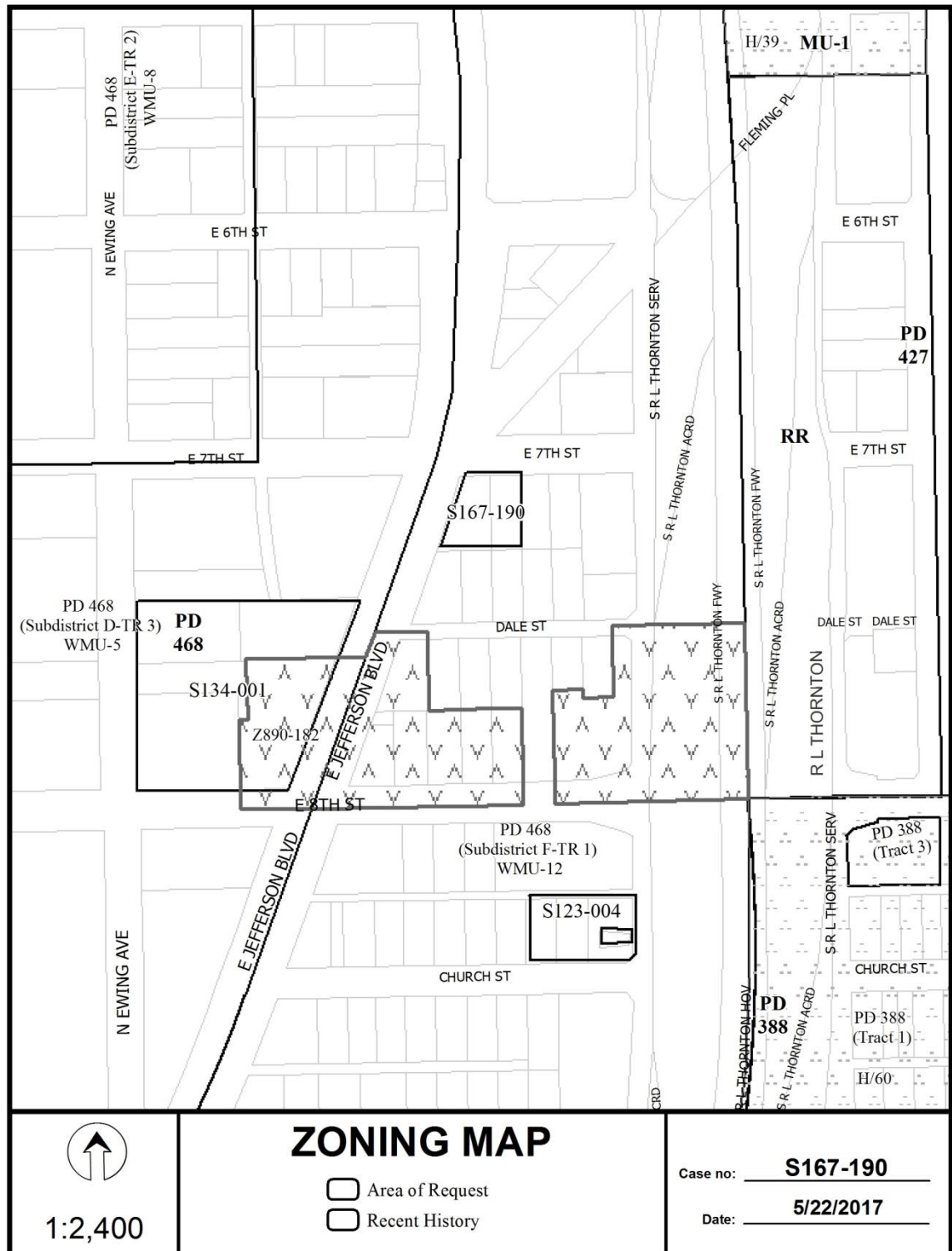
SUBDIVISION HISTORY:

1. S134-001 was a request southwest of the present request to replat a 2.174-acre tract of land containing all of Lots 1, 2, 3, 2A, 2B, and Lot 8, in City Block 79/3060 into one 0.3399-acre lot and one 1.8341-acre lot on property located on Eighth Street (State Highway 180) between Jefferson Blvd. and Ewing Avenue. The request was approved November 7, 2013, and was recorded September 16, 2016.
2. S123-004 was a request south of the present request to replat a .0425 acre tract of land containing all of lots 6 and 7 in City Block 85A/3067 into 1 lot on property located at 457 S RL Thornton Frwy and 935, 939 Church St. The request was withdrawn October 17, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 468, Sub-District F, Tract 1 (WMU-12); 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 one.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of East Jefferson Boulevard and 7th street. 51A 8.602(d)(1)
13. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. On the final plat show two control monuments. Section 51A-8.617
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
17. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
18. Fencing and Bollards must be removed from the right-of-way.
19. On the final plat show and label "Flaming Place".
20. On the final plat identify the property as Lot 18A in City Block 80/3061. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-191**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Denton Drive, Denton Drive (Cut-Off) and Hudnall Street.**DATE FILED:** May 12, 2017**ZONING:** PD 193 (PDS 128) and (GR)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 10.439-Acres **MAPSCO:** 34U**APPLICANT/OWNER:** RP Dentwood SC, L.P.

REQUEST: An application to create one 10.439-acre lot from a tract of land in City Block 5706 on property bounded by Denton Drive, Denton Drive (cut-off) and Hudnall Street.

SUBDIVISION HISTORY:

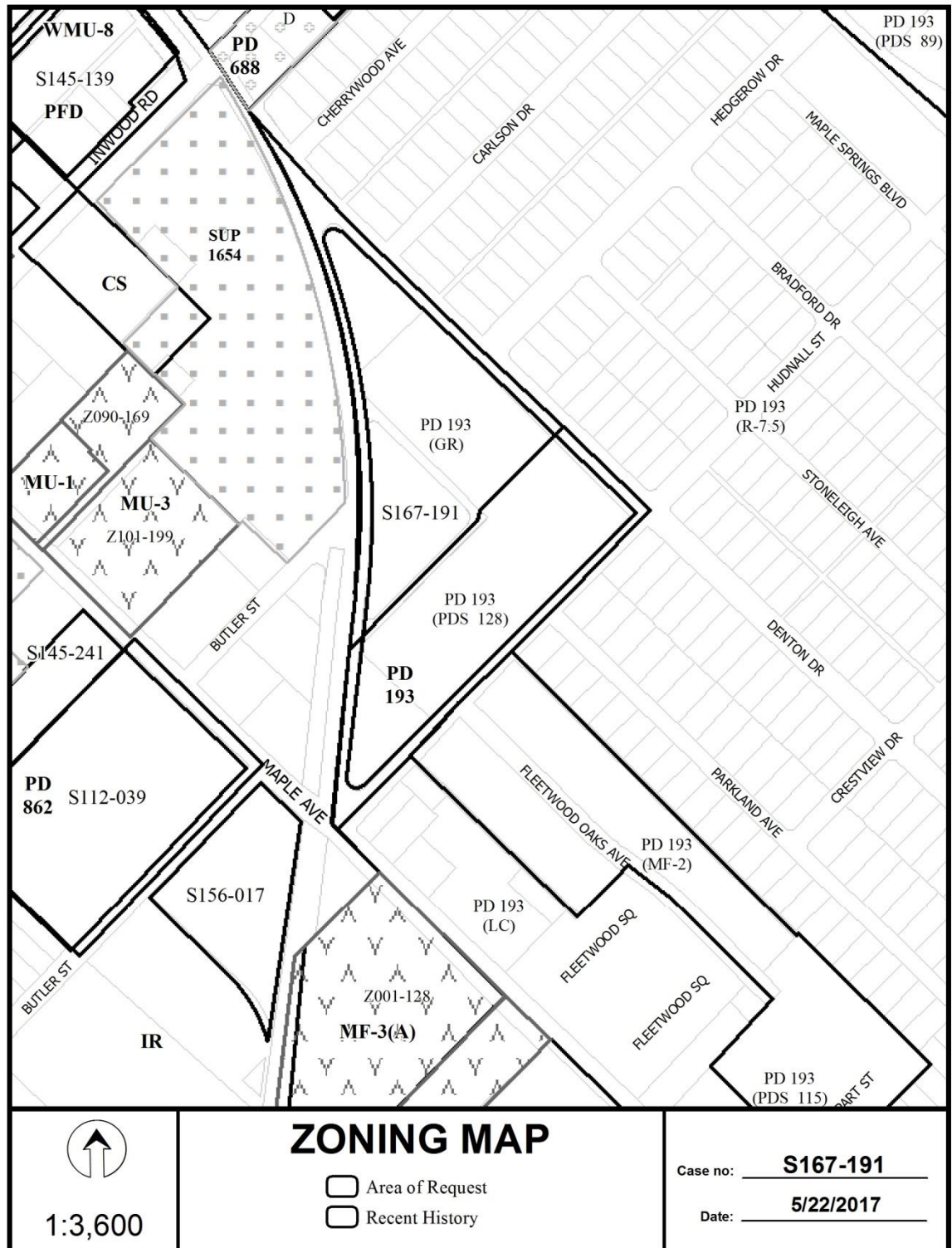
1. S156-017 was a request southwest of the present request to replat a 2.569-acre tract of land containing part of Lot 43 in City Block 2373 into one lot on property located on Butler Street at Maple Avenue, south corner. The request was approved November 19, 2015 and has not been recorded.
2. S145-241 was an application to replat a 2.22-acre tract of land containing all of Lot 21 in City Block 5755 and part of City Block 2372 into one lot on property located at 5505 Maple Avenue, between Butler Street and Inwood Road. The request was approved on August 20, 2015 and was recorded March 21, 2017.
3. S145-139 was a request northwest of present request to replat a 5.8364-acre tract of land containing an abandoned portion of Brown Street, an abandoned 10-foot wide alley right-of-way, an abandoned 12.5-foot wide alley right-of-way, and an abandoned 15-foot alley right-of-way, and all of Lots 5A, 17, 18, 19, 20, 21, and 22A in City Block A/5709 into one 2.8654-acre lot on property located between Sadler Circle and Inwood Road southwest of Denton Drive; and to replat a tract of land containing part of abandoned Brown Street, all of Lots 12, 13, 14, 15, 16, 17, and 18 in City Block B/5710, and all of Lot 19A in City Block C/5710 into one 2.9710-acre lot on property located on Sadler Circle, south of Denton Drive. The request was approved May 7, 2015 and has not been recorded.
4. S112-039 was a request on property contiguous on the southeast of the present request to create a 6.004 acre lot from a tract of land in City Block 2372 on property located at the west corner of Maple Avenue and Butler Street. The request was approved on December 15, 2011 and was recorded February 15, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (PDS 128) and (GR); therefore, staff recommends approval subject to compliance with the following conditions:

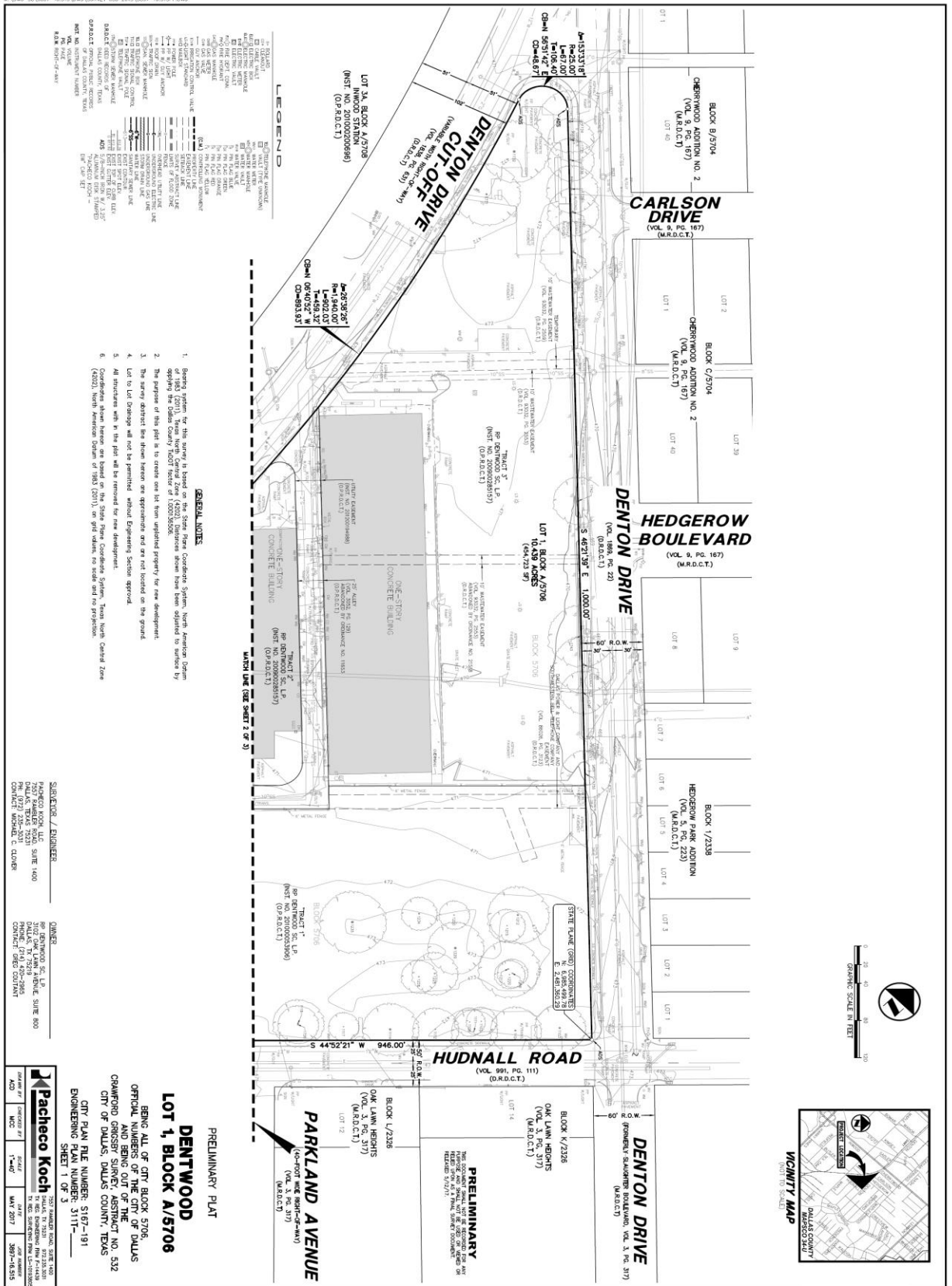
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.

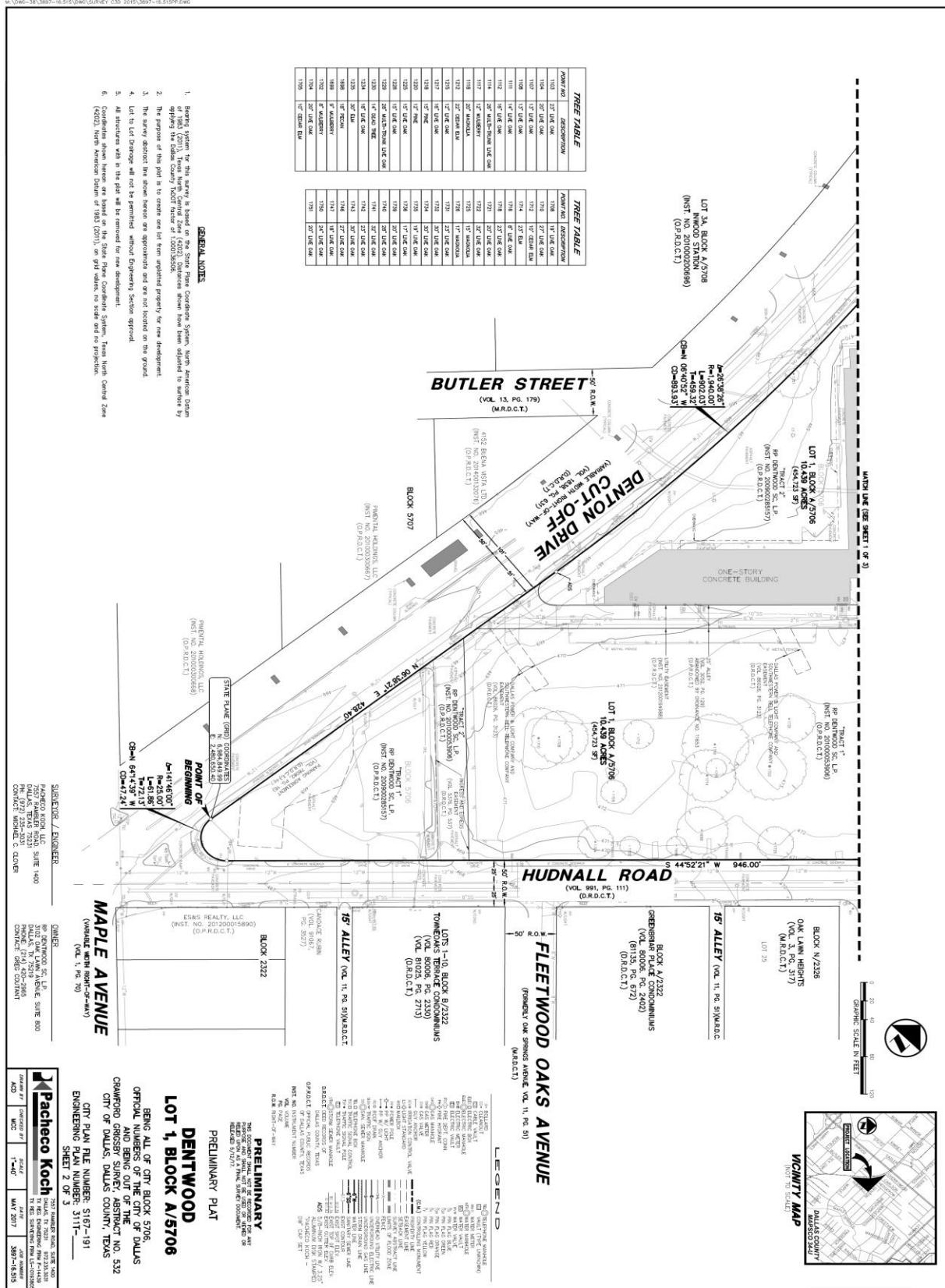
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of 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 one.
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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. On the final plat dedicate 30-foot ROW from the established center line of Denton Drive (Cut-Off). 51A 8.602(c)
13. On the final plat dedicate 28-foot of right-of-way from the established centerline of Hudnall Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
14. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Denton Drive and Hudnall Road. 51A 8.602(d)(1)
15. On the final plat, include a note that the site is within the 70 LDN contour of Love Field Airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
16. On the final plat, show recording information on all existing easements within 150' of property. Platting Guidelines
17. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
18. On the final plat chose a new or different addition name. Platting Guidelines

19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
21. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size is 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
23. On the final plat label alley abounded as “abandonment authorized by Ordinance No. 11653 and recorded as Instrument _____.”
24. On the final plat change “Hedgerow Boulevard” to “Hedgerow Drive”. Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat change “Hudnall Road” to “Hudnall Street, as named by Ordinance 2535”. Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat identify the property as Lot 1 in City Block A/5706. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-192**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Merrifield Road, east of Mountain Creek Parkway**DATE FILED:** May 15, 2017**ZONING:** PD 521 Sub-District B-2**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 9.320-Acres **MAPSCO:** 61A-R**APPLICANT/OWNER:** Courtland Group, LLC

REQUEST: An application to create one 9.320-acre lot from a tract of land in City Block 6113 on property located on Merrifield Road, east of Mountain Creek Parkway.

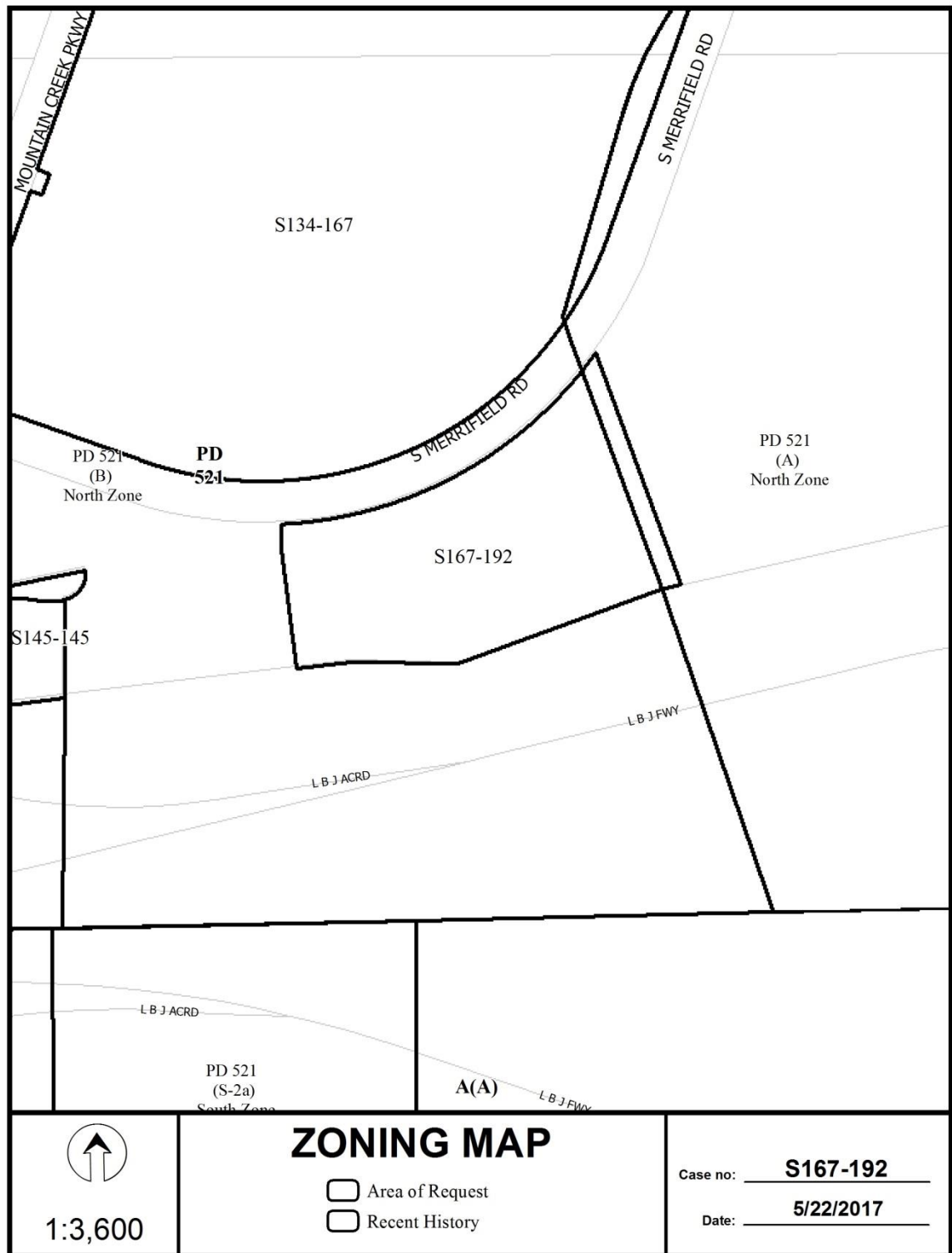
SUBDIVISION HISTORY:

1. S134-167 was a request to create one 94.072-acre lot from a tract of land in City Block 211/6113 on property located at the northeast corner of Mountain Creek Parkway and Merrifield Road. The request was approved June 19, 2014 and recorded May 20, 2016.

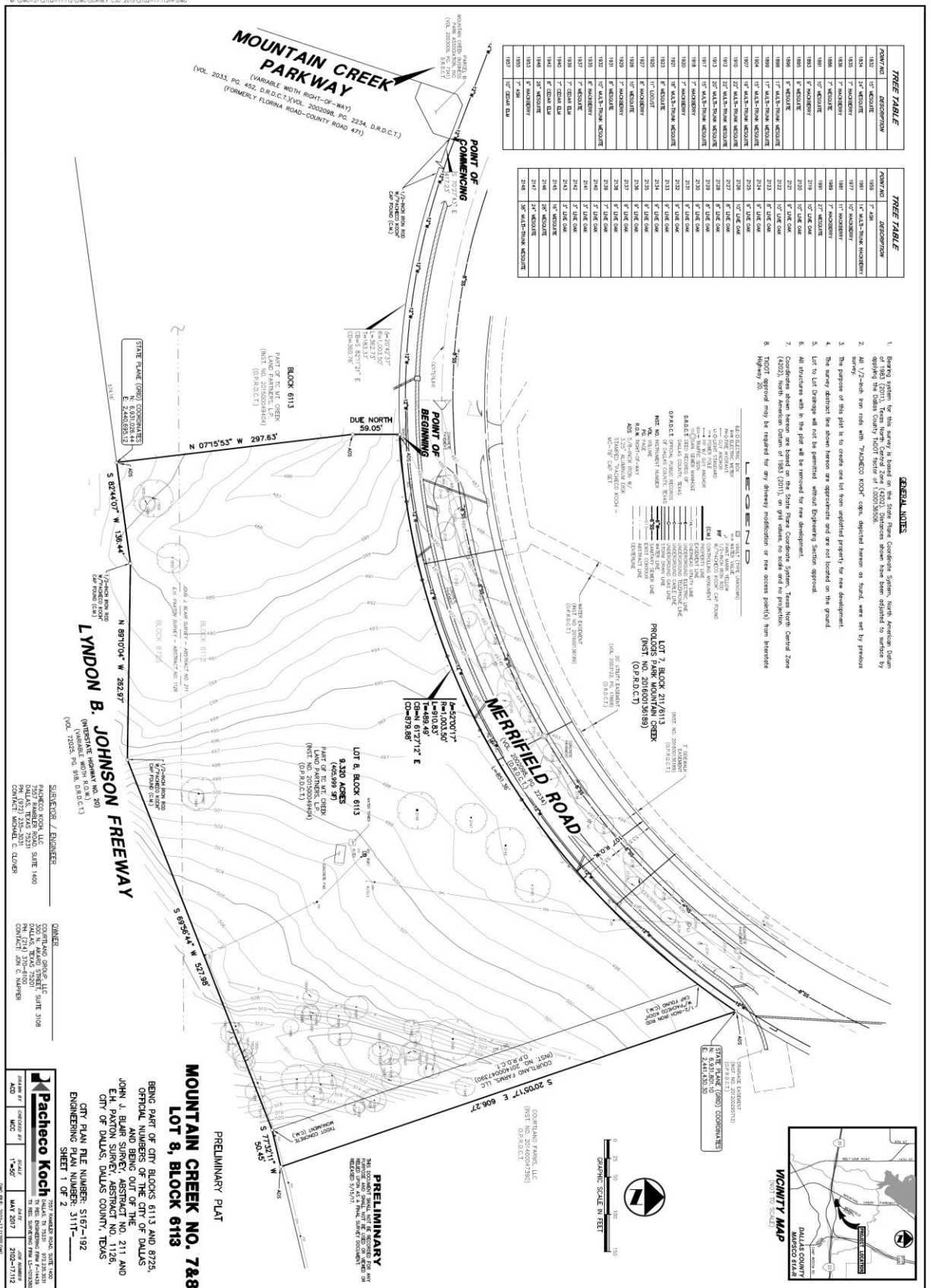
STAFF RECOMMENDATION: The request complies with the requirements of PD 521 Sub-District B-2; therefore, staff recommends approval subject to compliance with the following conditions:

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 one.

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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat add note: "TXDoT approval may be required for any driveway modification or new access point(s)." No citation.
14. On the final plat, show recording information on all existing easements within 150' of property. Platting Guidelines
15. On the final plat show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
16. On the final plat chose a new or different addition name. Platting Guidelines
17. Prior to final plat, provide TxDoT right-of-way map.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
19. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size is 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
21. On the final plat identify the property as Lot 11 in City Block 211/6113. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







STATE OF TEXAS

COUNTY OF DALLAS

OWNER'S CERTIFICATE

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Chow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas _____

My commission expires on _____

My commission number is _____

My commission expires on _____

My commission number is _____

My commission expires on _____

My commission number is _____

My commission expires on _____

My commission number is _____

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My commission expires on _____

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My commission expires on _____

My commission number is _____

My commission expires on _____

OWNER'S DECLARATION

NOT NOTED: KNOW ALL MEN BY THESE PRESENTS,

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Chow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas _____

My commission expires on _____

My commission number is _____

My commission expires on _____

My commission number is _____

My commission expires on _____

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My commission expires on _____

My commission number is _____

PRELIMINARY PLAT

MOUNTAIN CREEK NO. 7&8
LOT 8, BLOCK 6113

BING PART OF CITY BLOCKS 6113 AND 6725,
OFFICIAL NUMBERS OF THE CITY OF DALLAS,
JOHN J. BLAIR SURVEY, ABSTRACT NO. 211 AND
E.H. PAXTON SURVEY, ABSTRACT NO. 1126,
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NUMBER: 5167-192
ENGINEERING PLAN NUMBER: 3117-_____
SHEET 2 OF 2

Pacheco Koch
7502 RADESKO ROAD, SUITE 1400
DALLAS, TEXAS 75231
TEL: (214) 352-4100
FAX: (214) 352-4100
CONTACT: JON C. WARDEN
202-17112

LOCATION: Mockingbird Lane between Brookriver Drive and Elmbrook Drive**DATE FILED:** May 11, 2017**ZONING:** MU-3**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST:** 15.0-Acres**MAPSCO:** 33U**APPLICANT/OWNER:** Caddo Mockingbird L.P.

REQUEST: An application to replat one 15.0-acre tract of land in City Block K/7940 to create one 1.096-acre lot and one 13.904-acre lot and to remove the platted 50-foot building line on Mockingbird Lane, remove the platted 40-foot building line on Brookriver Drive, and remove the platted 40-foot building line on Elmbrook Drive on property located on Mockingbird Lane between Brookriver Drive and Elmbrook Drive.

SUBDIVISION HISTORY:

1. S156-071 was a request to replat a 2.0731-acre tract of land containing part of City Block L/7940 and part of City Block 7940 into one lot on property located on Mockingbird Lane, east of Stemmons Freeway/Interstate Highway No. 35E. The request was approved January 21, 2016 and has not been recorded.

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

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

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

- The building line on Brookriver Drive and Elmbrook Drive is 40 feet; the building line on Mockingbird Lane is 50 feet. The removal would not require a front yard setback less than required by the MU-3 District, which is 15 feet.

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

- Notices were not sent as this is a nonresidential zoning district.

“(iii) adversely affect neighboring properties; and”

The removal of the building lines will have an adverse impact upon the adjoining properties by allowing development to occur between 25 and 35 feet closer to the front property lines than the adjoining properties thereby adversely affecting the established development pattern.

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

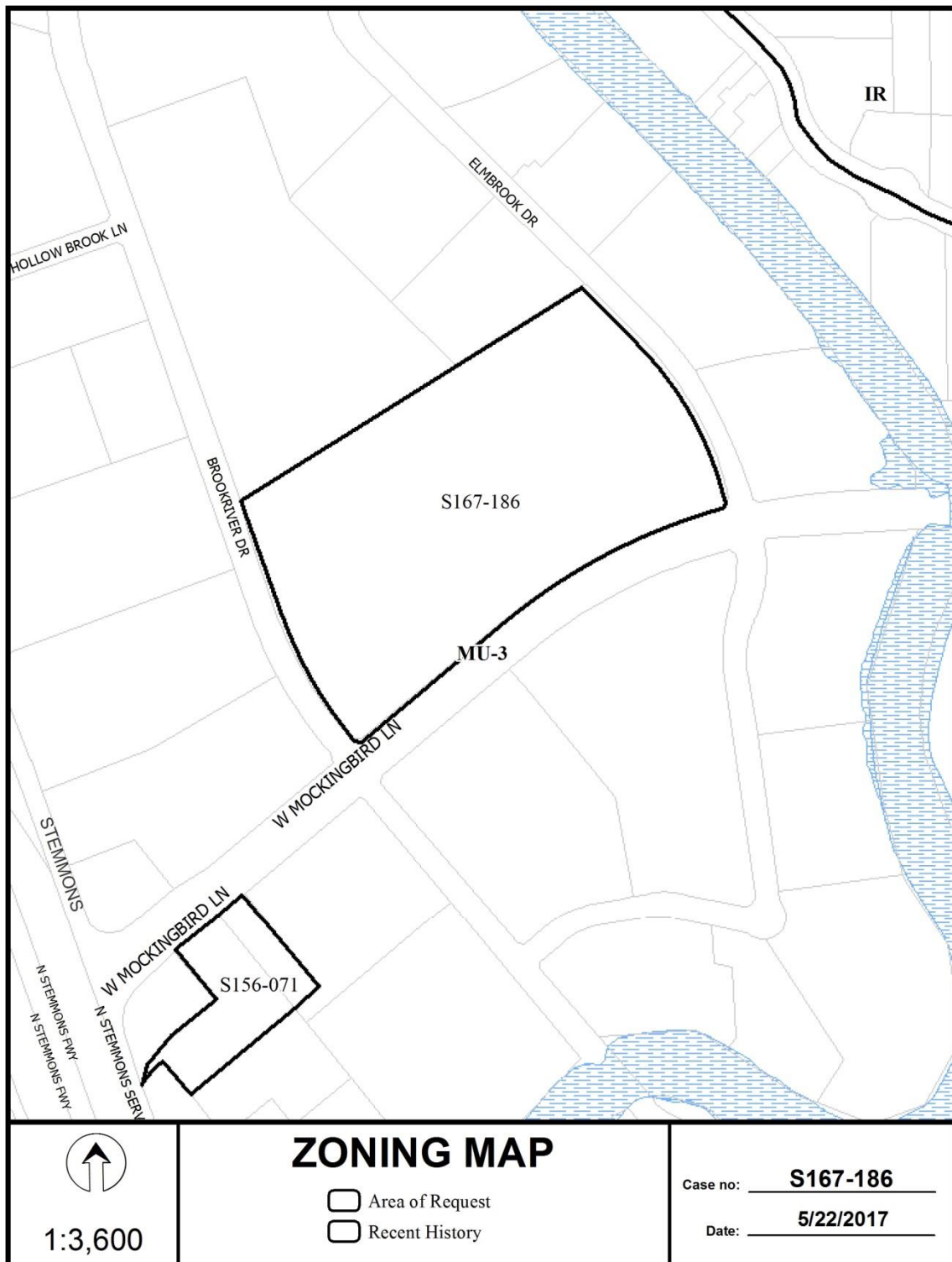
- The remainder of Block K/7940 will retain the 40 foot platted building line along Brookriver Drive and Elmbrook Drive thereby creating the possibility for development that is not consistent with the remainder of the addition.

STAFF RECOMMENDATION OF BUILDING LINE REDUCTION: The staff has determined that the removal of the requested building lines will have an adverse effect on the remainder of this addition as well as other properties in the area and will adversely affect the plan for the orderly development of subdivision; therefore, staff recommends denial of the removal of the building lines.

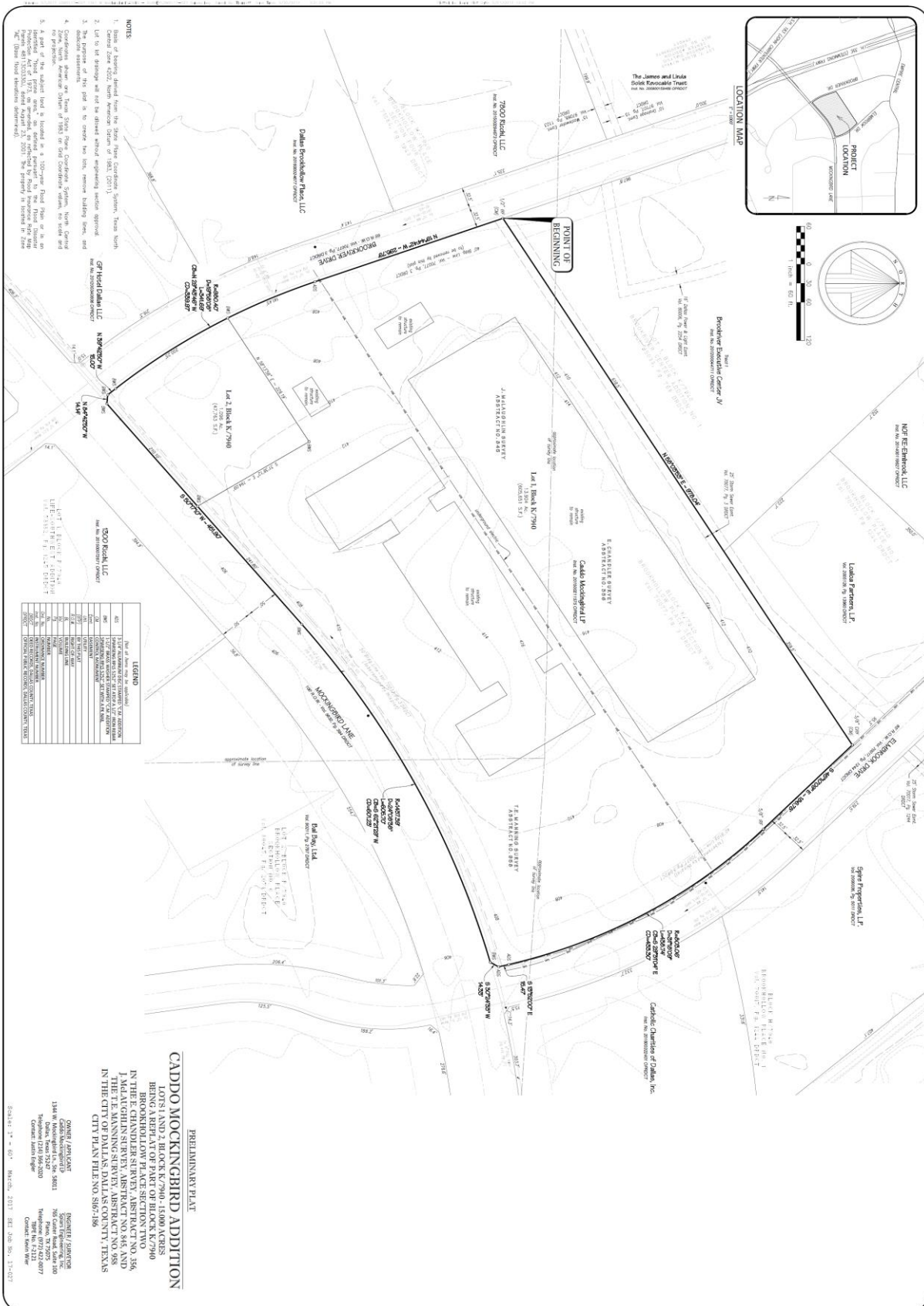
STAFF RECOMMENDATION: The request complies with the requirements of the MU-3; therefore, staff recommends approval subject to compliance with the following conditions:

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 2.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate a 15-foot by 15-foot corner clip at and Brookriver Drive Mockingbird Lane.
14. On the final plat dedicate a 15-foot by 15-foot corner clip at Elmbrook Drive and Mockingbird Land.
15. Location is in the Record Crossing Sump (WSE 405'8). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8)
16. On the final plat show recording information on all existing easements within 150-feet of the property. Platting Guidelines
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)
18. On the final plat identify the property as Lot 2 and 3 in City Block K/7940. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, JUNE 8, 2017****FILE NUMBER:** S167-179**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 1205 through 1211 Woodlawn Avenue, north of Wickford Street**DATE FILED:** May 10, 2017**ZONING:** PD 160, Tract 1B**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.484-Acres **MAPSCO:** 44Y**APPLICANT/OWNER:** Deborah Kaye Jenkins

REQUEST An application to replat a 0.484-acre tract of land containing all of Lots 15B, 15C, 16A, 16B, 16C, and 17A in City Block 38/3358 to create four 0.121-acre lots on property located at 1205 through 1211 Woodlawn Avenue, north of Wickford Street.

SUBDIVISION HISTORY:

1. S134-034 was a request southwest of the present request to create a 15 lot Shared Access Development from a 3.843-acre tract of land in City Block 3386 at the northwest corner of Cedar Hill Avenue and Neches Street, if extended. The request was approved December 5, 2013 and was recorded November 22, 2015.

NOTICES: 30 notices were sent to property owners within 200 feet of the property on May 23, 2016.

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

The existing Lots 15B, 15C, 16A, 16B, 16C, and 17A have a width of 23.44-feet. The lots within the immediate vicinity of the request range between 34.67 to 63 feet in width. The proposed Lots 1A through 4A will be 35.15-feet in width, which is well within the width of the lots in the immediate area.

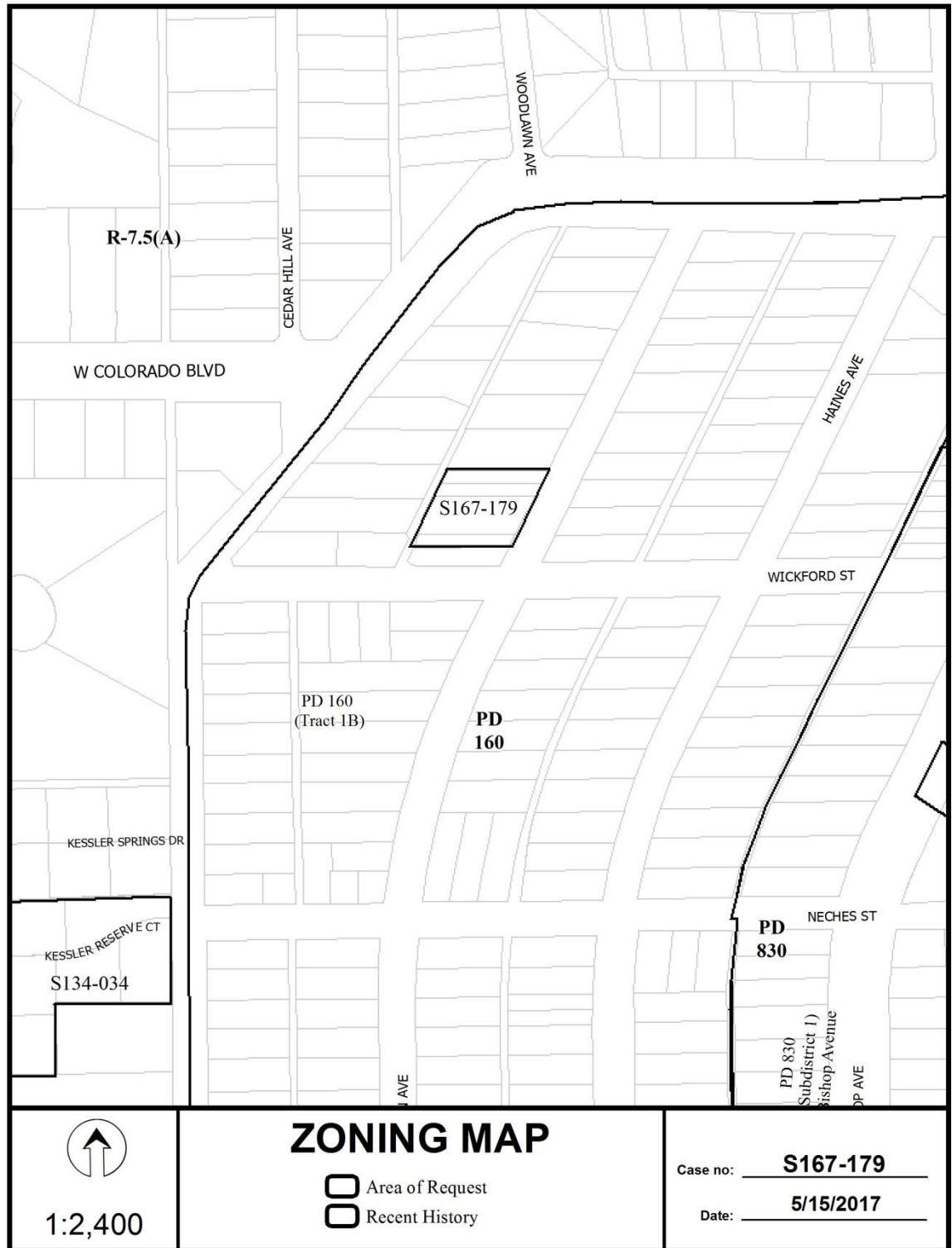
Section 51P-160.105(a)(2) states that “Except as otherwise provided in this subsection, development in these tracts is limited to those uses permitted in an R-7.5 Single Family District” Section 51P-160.104(a)(3) indicates that the minimum lot size for development on existing parcels is 3,625 square feet, the proposed parcels are proposed to be 5,275 square feet for each of the 4 lots therefore the existing lots comply with this provision.

However, Section 51P-160.105(a)(7) states that “...Except as otherwise provided in this subsection, the provisions of the Dallas Development Code apply to these tracts as if they were located in an R-7.5 Single Family District.” It is staff’s opinion that the existing platted lots are legal nonconforming lots as they were created in 1972 which was prior to the adoption of PD 160. We also believe that at such time as the preexisting lots are replatted, the new lots must comply with the minimum lot area requirement of the R-7.5 Single Family District which is 7,500 square feet per lot. Staff’s determination is that the proposed plat does not comply with the requirements of PD 160; therefore, staff recommends denial of the request. However, should the Plan Commission approve the

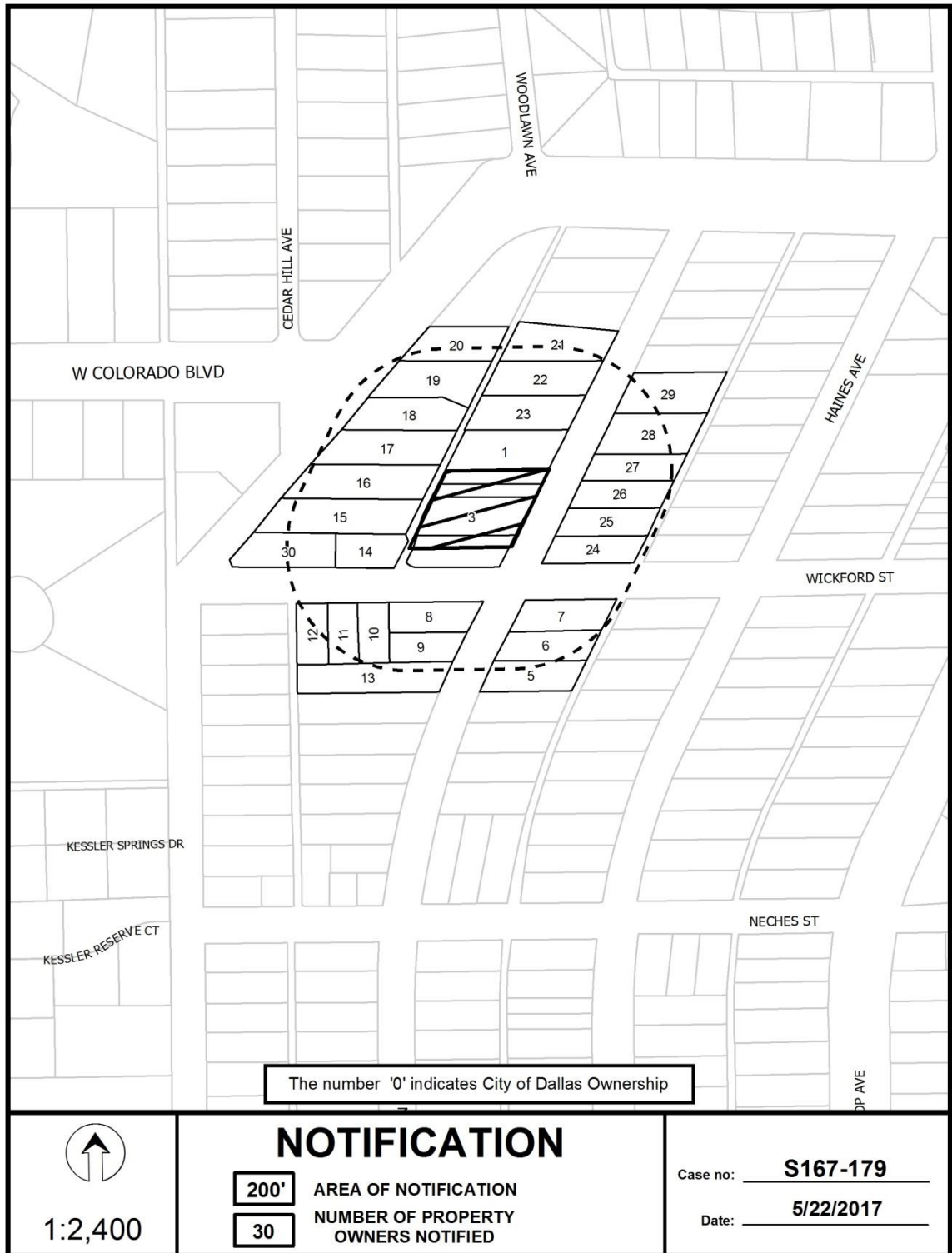
request, we recommend that the approval be subject to compliance with the following conditions:

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. 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)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
12. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**. Section 49-60(g)(1)

13. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200; Attention: **Water and Wastewater Engineering**.
14. The minimum lot size for each lot must be 7,500 square feet.
15. On the final plat, label abandonment in the remainder of Lot 1 as "alley abandonment authorized by Ordinance No. _____ and recorded as Volume _____ Page _____/Instrument _____".
16. On the final plat identify the property as Lots 15D, 15E, 16D, and 16E in City Block 38/3358. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







05/22/2017

Notification List of Property Owners

S167-179

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1215 WOODLAWN AVE	COLLINS JEFFRE S
2	1211 WOODLAWN AVE	JENKINS DEBBIE KAYE
3	1207 WOODLAWN AVE	JENKINS DEBBIE KAYE
4	1205 WOODLAWN AVE	JENKINS DEBORAH KAYE
5	1132 WOODLAWN AVE	MERLINO ANDREW P & LYNNE
6	1134 WOODLAWN AVE	LEMLEY SHAUN R
7	1136 WOODLAWN AVE	TIERNEY VANESSA &
8	1143 WOODLAWN AVE	MUNOZ JOSE DEJESUS
9	1139 WOODLAWN AVE	FRIESE MINDI LAUDERDALE &
10	514 WICKFORD ST	SIMCIK DAVID C
11	518 WICKFORD ST	WING CLAIRE M
12	522 WICKFORD ST	ZAMUDIO CORPORATION
13	1131 WOODLAWN AVE	ORTEGA SALVADOR & CLEOTILDE
14	517 WICKFORD ST	SLAYDEN ANTHONY M ET AL
15	1206 CEDAR HILL AVE	MCBRAYER SUE
16	1208 CEDAR HILL AVE	MCBRAYER CHARLOTTE SUE
17	1212 CEDAR HILL AVE	STEINGASSER WILLIAM A
18	1220 CEDAR HILL AVE	LAMBERT KENNETH JOHN &
19	1222 CEDAR HILL AVE	BURDINE CALVIN EUGENE FAMILY TRUST
20	1228 CEDAR HILL AVE	FLAHERTY ROBERT K
21	1227 WOODLAWN AVE	MITCHELL ACQUISITIONS LLC
22	1223 WOODLAWN AVE	REYNOSO ENRIQUE & ARACELI
23	1219 WOODLAWN AVE	BLOUNT CANDICE
24	1202 WOODLAWN AVE	FRIEDMAN PAUL F
25	1206 WOODLAWN AVE	VOWELS KRISTINE A
26	1208 WOODLAWN AVE	WILLMOTT BRENT

05/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1212 WOODLAWN AVE	WILLMOTT BRENT L
28	1220 WOODLAWN AVE	ACOX TIMOTHY W
29	1224 WOODLAWN AVE	WILLIAMS ELDA FAYE
30	1202 CEDAR HILL AVE	SCOGIN CHARLES W

FILE NUMBER: W167-006**DATE FILED:** May 10, 2017**LOCATION:** Southwest Line of Cedar Springs Road, between Lucas Drive and Hawthorne Avenue**COUNCIL DISTRICT:** 2**MAPSCO:** 34V**SIZE OF REQUEST:** Approx. 2.13 acres**CENSUS TRACT:** 4.05

MISCELLANEOUS DOCKET ITEM:**APPLICANT:** Karl Crawley, Masterplan**OWNER:** Urban Lofts Partners Inc; Maker CS, LLC; Circle Park Texas, LLC

REQUEST: An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development Subdistrict No. 119 for MF-2 Multiple-family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY:

On October 28, 2015, the City Council created Planned Development Subdistrict No. 119 for MF-2 Multiple-family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to change the zoning. The applicant indicates the reason for the request is ownership has changed and proposes to retain the existing apartments on a portion and development the remainder with single family homes. The applicant has indicated the request would be to rezone the property to an MF-2 Multiple-family Subdistrict within PD No. 193 as it was prior to the creation of PDS No. 119.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to June 17, 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 believes circumstances have not changed to warrant a new hearing.

Staff Recommendation: Denial

W167-007

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z145-279(RB)

Location Cedar Springs Road and Hawthorne Ave., south corner

Date of last CPC or CC Action October 28, 2015

Applicant's Name, Address & Phone Number Karl A Crawley, Masterplan

900 Jackson St., Ste 640 Dallas TX 75202 214 761 9197

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

See Attached

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

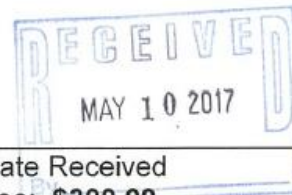
The previous plan called for the development of the site under one ownership and one plan. The ownership has changed such that the previous two tracts/ownership remain. The new development scheme for the site is for the existing apartments to remain and the remainder of the tract will be developed with single family homes. The new proposal would return to the previous MF-2 subdistrict.



Applicant's Signature

SEE ATTACHED

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



Date Received
Fee: **\$300.00**

Circle Park Texas LLC

David Eitches, Managing Member

Jonathan Schoen, Managing Member

Mark Kahan, Managing Member

MakerCS, LLC

Maker Bros. LLC, Manager

Justin C Bailey, Manager

Andrew Carnahan, Manager

Urban Lofts Partners, Inc.

Larry Davis, President

Sherry F Davis, Vice President/Treasurer

Joel Davis, Vice President

U

May 2, 2017

Mr. David Cossum, Director
Sustainable Development and Construction Services
Dallas City Hall
Dallas, Texas 75201

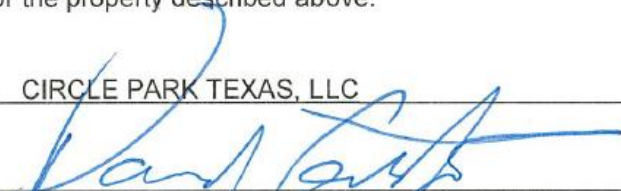
RE: PD 193 (PDS 119), Cedar Springs and Hawthorne

Dear Mr. Cossum:

The undersigned owner hereby authorizes URBAN LOFTS to apply for a two-year waiver for the property described above.

Owner: CIRCLE PARK TEXAS, LLC

By:


(Name and Title of Person Signing for Entity)

Before me, the undersigned authority, on this day personally

appeared

David Eitchus
(Name of person signing for Entity)

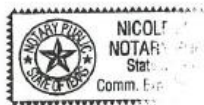
Partner
(Title of person signing)


of Circle Park Texas, LLC, known to me to be the person
(Name of entity)

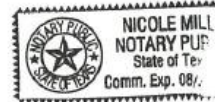
whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office on this 2 day of May,

2017.




Notary Public, State of Texas



My commission expires

8/25/18

U

May 2, 2017

Mr. David Cossum, Director
Sustainable Development and Construction Services
Dallas City Hall
Dallas, Texas 75201

RE: PD 193 (PDS 119), Cedar Springs and Hawthorne

Dear Mr. Cossum:

The undersigned owner hereby authorizes URBAN LOFTS to apply for a two-year waiver for the property described above.

Owner: MAKER CS, LLC

By: 
(Name and Title of Person Signing for Entity)

Before me, the undersigned authority, on this day personally

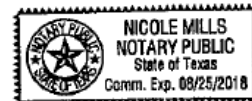
appeared Andy Carnahan, Manager
(Name of person signing for Entity) (Title of person signing)

of Maker CS, LLC, known to me to be the person
(Name of entity)

whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office on this 2 day of May,
2017.


Notary Public, State of Texas



My commission expires 8/25/18

May 9, 2017

Mr. David Cossum, Director
Sustainable Development and Construction Services
Dallas City Hall
Dallas, Texas 75201

RE: Two Year Waiver, PD 193 (PDS 119), Cedar Springs and
Hawthorne

Dear Mr. Cossum:

The undersigned applicant hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding a two-year waiver and zoning change for the property described above.

Applicant: Urban Lofts Partners, Inc.

By: 
(Name and Title of Person Signing for Entity)

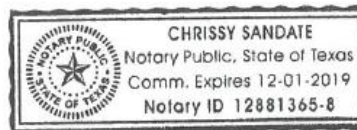
Before me, the undersigned authority, on this day personally
appeared _____,
(Name of person signing for Entity) (Title of person signing)

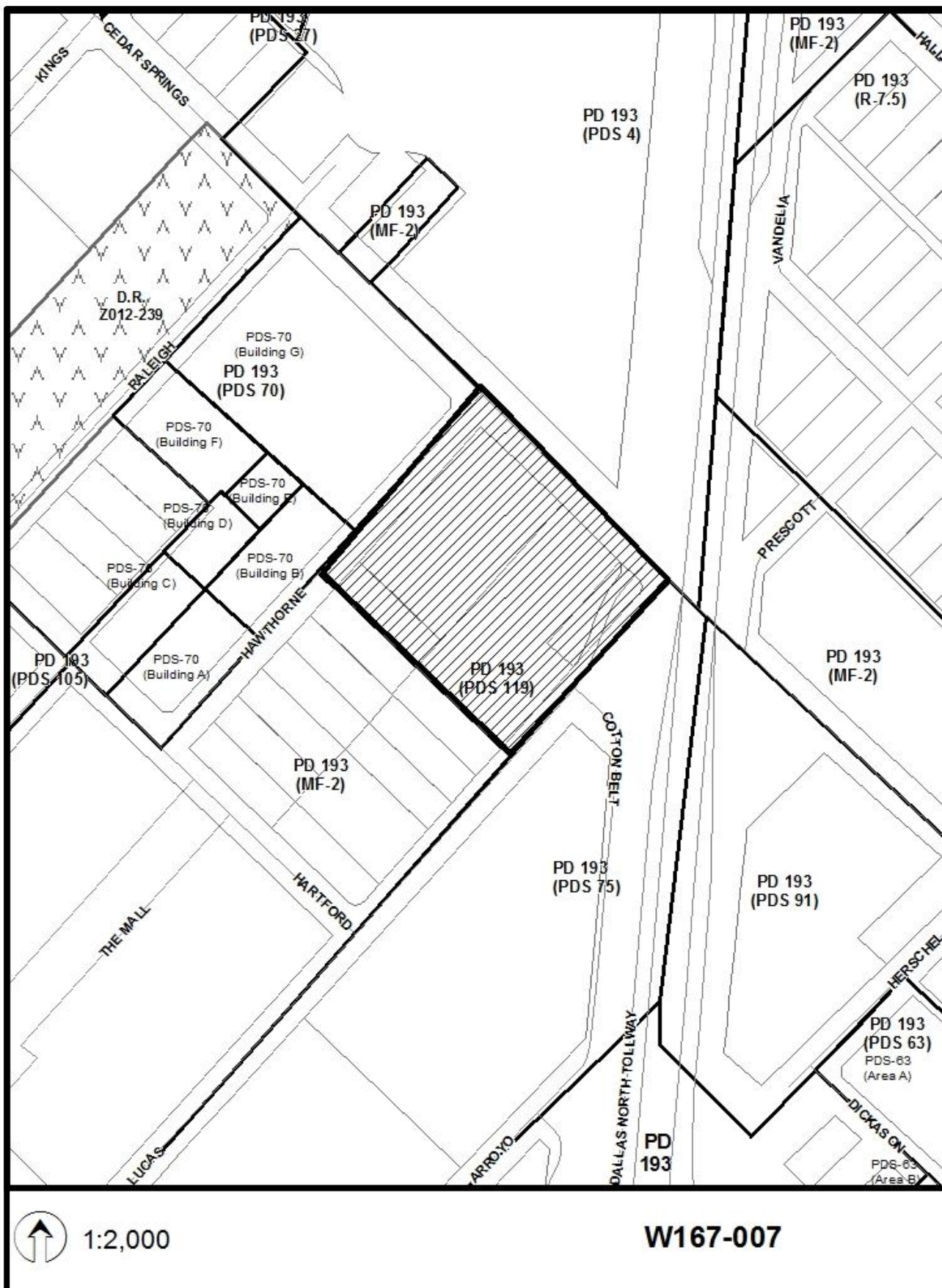
of Urban Lofts Partners, Inc., known to me to be the person whose name is
subscribed to this letter, and acknowledged to me that he executed the same for
the purposes and consideration therein expressed, in the capacity therein stated
as the act and deed of said corporation.

Given under my hand and seal of office on this 9 day of May,
2017.


Notary Public, State of Texas

My commission expires December 1, 2019





FILE NUMBER: M167-027**DATE FILED:** April 11, 2017**LOCATION:** West corner of Turtle Creek Boulevard and Gillespie Avenue**COUNCIL DISTRICT:** 14**MAPSCO:** 45B**SIZE OF REQUEST:** Approx. 3.6 acres**CENSUS TRACT:** 5.00**APPLICANT/OWNER:** Mansion Hotel, LLC**REPRESENTATIVE:** Gary Koerner

REQUEST: An application for a minor amendment to a development plan on property zoned Planned Development District No. 374.

On August 26, 1992, the City Council passed Ordinance No. 21388 which established Planned Development District No. 374. PDD No. 374 was approved subject to a development plan for the development and use of the property for a hotel.

The subject site is currently improved with a 91,535 square-foot hotel building consisting of 148 guest rooms; 6,037 square feet of meetings rooms; and 5,270 square feet of restaurant use.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan in order to construct a 1,850 square-foot pavilion that will be located atop a below grade parking garage, and in between a new amenity deck and a new pool terrace. The proposed pavilion extends into a portion of the site that is zoned Planned Development District No. 193. This area is not subject to development plan approval and is therefore not included in this current minor amendment request. Additional modifications to the site include a new two-story spa structure at the west corner of the existing hotel building and a new 1,000 square-foot restroom facility along the east side of the existing hotel building.

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

The most up to date PD ordinance may be viewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20374.pdf>

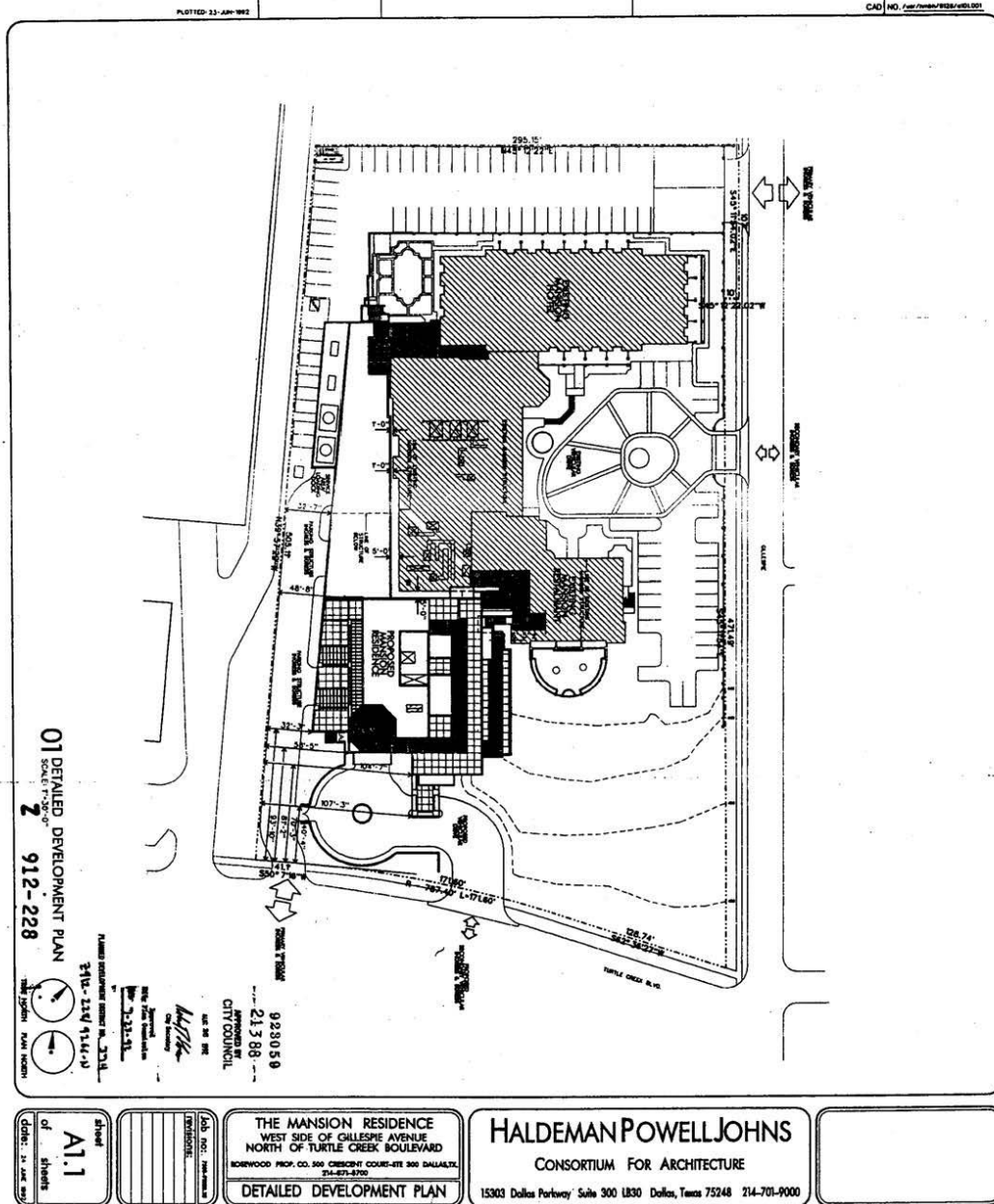
STAFF RECOMMENDATION: Approval

Existing Development Plan

25850

050182

EXHIBIT 374A

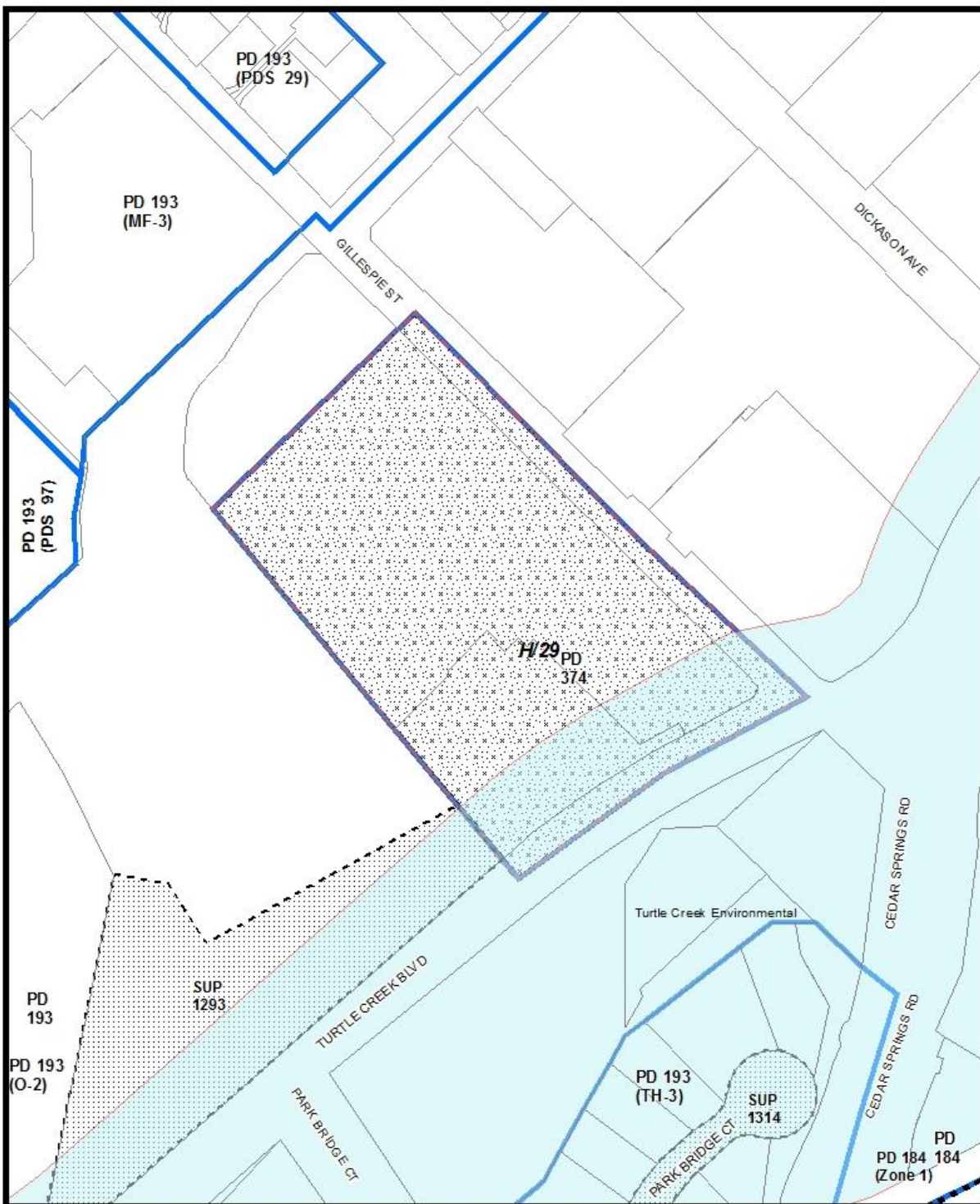


<p>List of Officers Rosewood Mansion</p>
--

The Owner of the hotel is Mansion Hotel, LLC (1155 Connecticut Ave NW, Suite 1200 Washington, D.C. 20036) and single member of Mansion Hotel, LLC is Sunnet Hotels Holding, LLC. (1155 Connecticut Ave NW, Suite 1200 Washington, D.C. 20036)

The officers of the company are:

Karl Daniel Heininger, Patrick M. Gaffney, Bradley Hornbacher and Daniel Sedlmayer.



Zoning Map

M167-027

Printed Dated: 5/30/2017



Aerial Map

M167-027

Printed Dated: 5/30/2017

FILE NUMBER: D167-015

DATE FILED: February 8, 2017

LOCATION: North of Forest Lane, east of Abrams Road

COUNCIL DISTRICT: 10

MAPSCO: 17-X

SIZE OF REQUEST: ±9.54 acres

CENSUS TRACT: 190.35

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Disk Development, LLC (sole officer, Diane Cheatham)

REPRESENTATIVE: Peter Kavanaugh, Zone Systems, Inc.

REQUEST: An application for a development plan for single family uses on property zoned Planned Development District No. 974.

SUMMARY: On January 11, 2017, the Dallas City Council established Planned Development District No. 974 by Ordinance No. 30293. The size of the PD is approximately 9.54 acres.

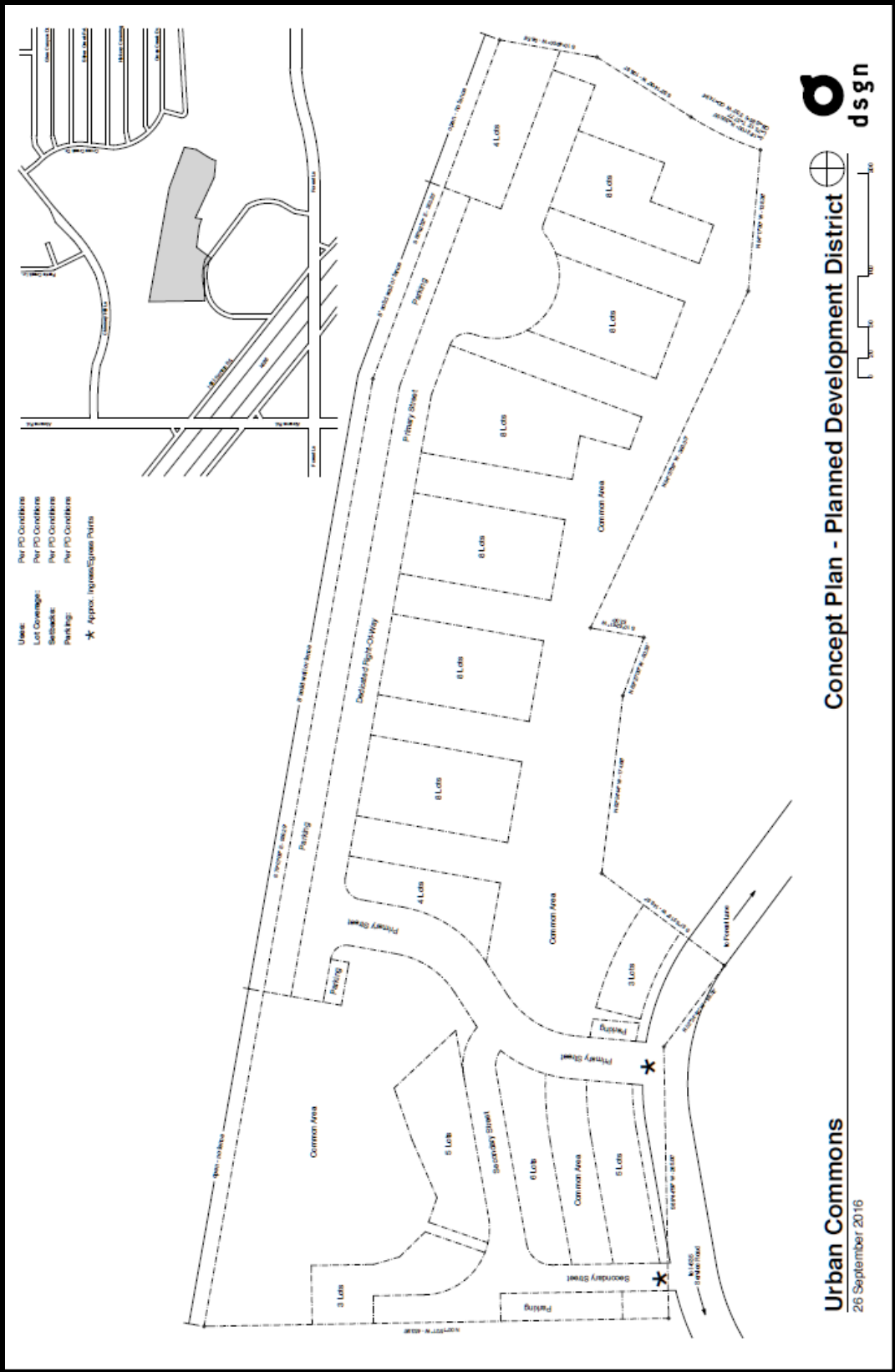
The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The plan provides for a maximum of 80 dwelling units each with frontage onto a street, shared access area, or common area. A minimum of 120 parking spaces will be provided internal to the development, which satisfies the required parking ratio of a minimum of 1.5 spaces per dwelling unit. Primary access to the site will be via an access easement from Forest Lane with the residential lots being served by an internal street network constructed in the Woonerf style. The Woonerf-style street will be devoid of curb and gutter and will provide shared space between pedestrian users and automobile users.

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 PDD No. 974.

The most up to date PDD ordinance may be viewed at the following link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20974.pdf>

STAFF RECOMMENDATION: Approval

Existing Conceptual Plan



Proposed Development Plan



10000 Associates, Inc.
10000 Associates, Inc.
10000 Associates, Inc.
10000 Associates, Inc.

Planned Development
District No. 974
D107-015
Urban Commons
Dallas, TX 75243



Urban Commons
Dallas, TX 75243

10000 Associates, Inc.
10000 Associates, Inc.
10000 Associates, Inc.
10000 Associates, Inc.

Development Plan

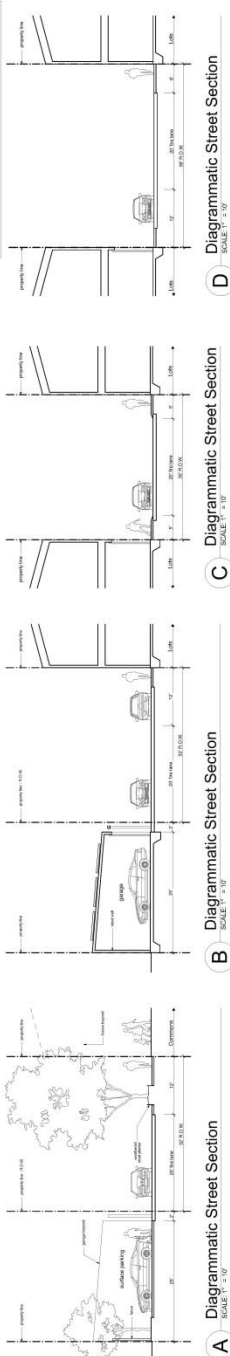
A1.00

Parking
• Minimum of 1.5 spaces per residential lot
• No parking spaces required for lots containing garages or private recreation center, as shown on the site plan
• Provide a minimum 120 spaces
• Note that pp = parallel parking

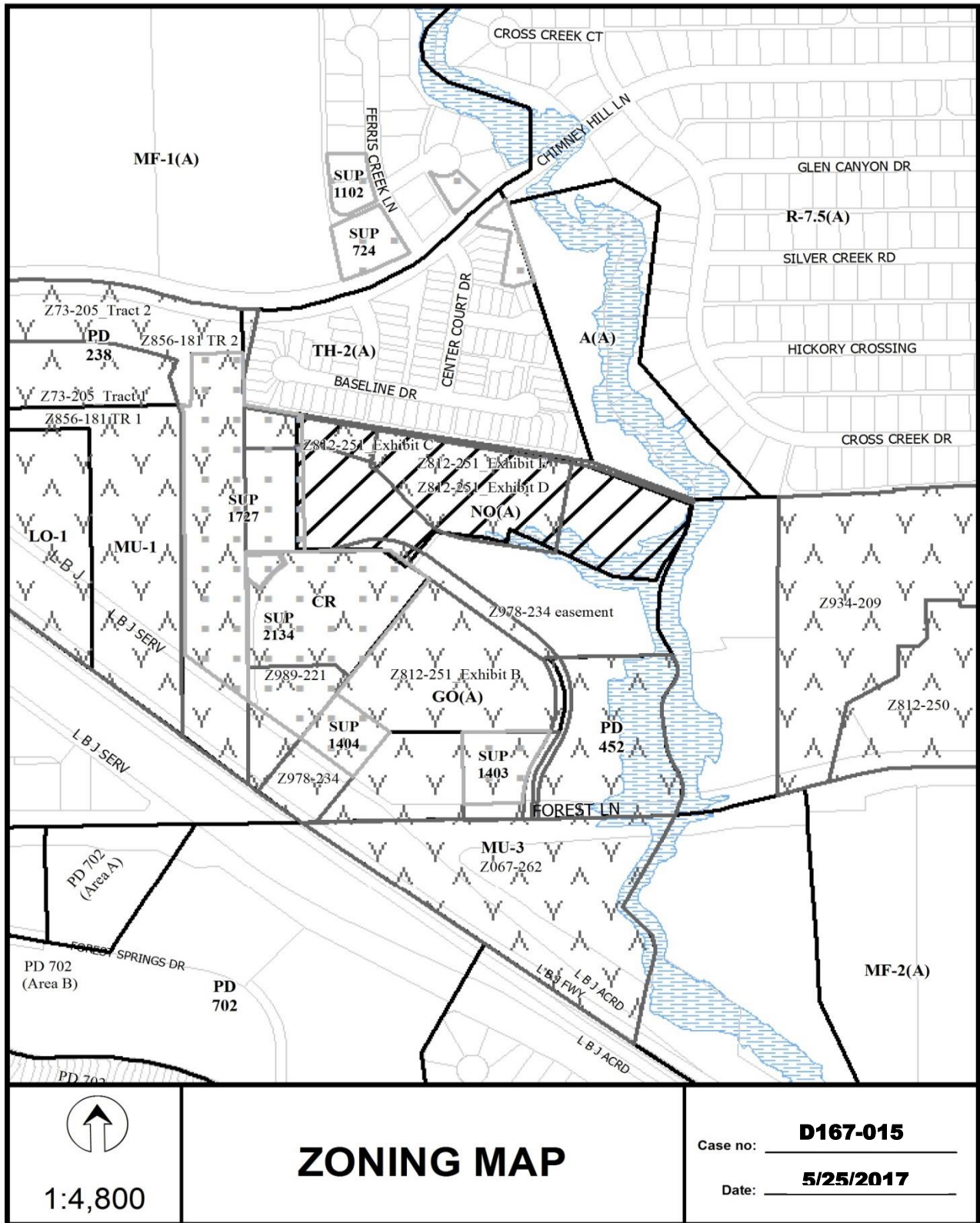
Lots & Woenerd
• Maximum number of lots for single family use is 80
• Maximum number of lots for garages is not limited
• Public streets and shared access must be built as Woenerd per Sec. 51P-974.110(c).

Uses
• Single Family
• Private Recreation Center, Club or Area
• Parking Garages (limited to serving single family homes in the district)

Planned Development District No. 974
Z150-272 (DR)



01 Updated Lots Diagram
SCALE: 1" = 40'



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

DOWNTOWN (Retail A)

CASE NUMBER: 1704131019

DATE FILED: March 15, 2017

LOCATION: 1712 Commerce St. (south elevation)

SIZE OF REQUEST: 96 square feet

COUNCIL DISTRICT: 14

ZONING: PD No. 619

MAPSCO: 45-Q

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: AC Hotel

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 96-square-foot upper level flat attached sign. (south elevation).

SUMMARY: The applicant will construct an upper level flat attached sign that will read, "AC Hotels Marriott".

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSP.
- 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 *upper level sign area* of the south elevation totals 3,574 square feet.
- 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.
- Thirty percent of the upper level sign area is approximately 3,574 sq. ft. X 30% = 1,072 square feet. The proposed sign is 96 square feet, which is well below this requirement.
- The proposed sign will be located on the south elevation, approximately 250 feet above grade. Signage will be internally illuminated and constructed of a six-inch deep aluminum fabricated single-faced cabinet, with digitally printed graphic on the sign face. The sign colors proposed are teal, grey and white as depicted on the attached drawings. The sign will be mounted flush to the fascia.
- Construction of the upper level attached sign is in accordance with SPSP 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 three words]

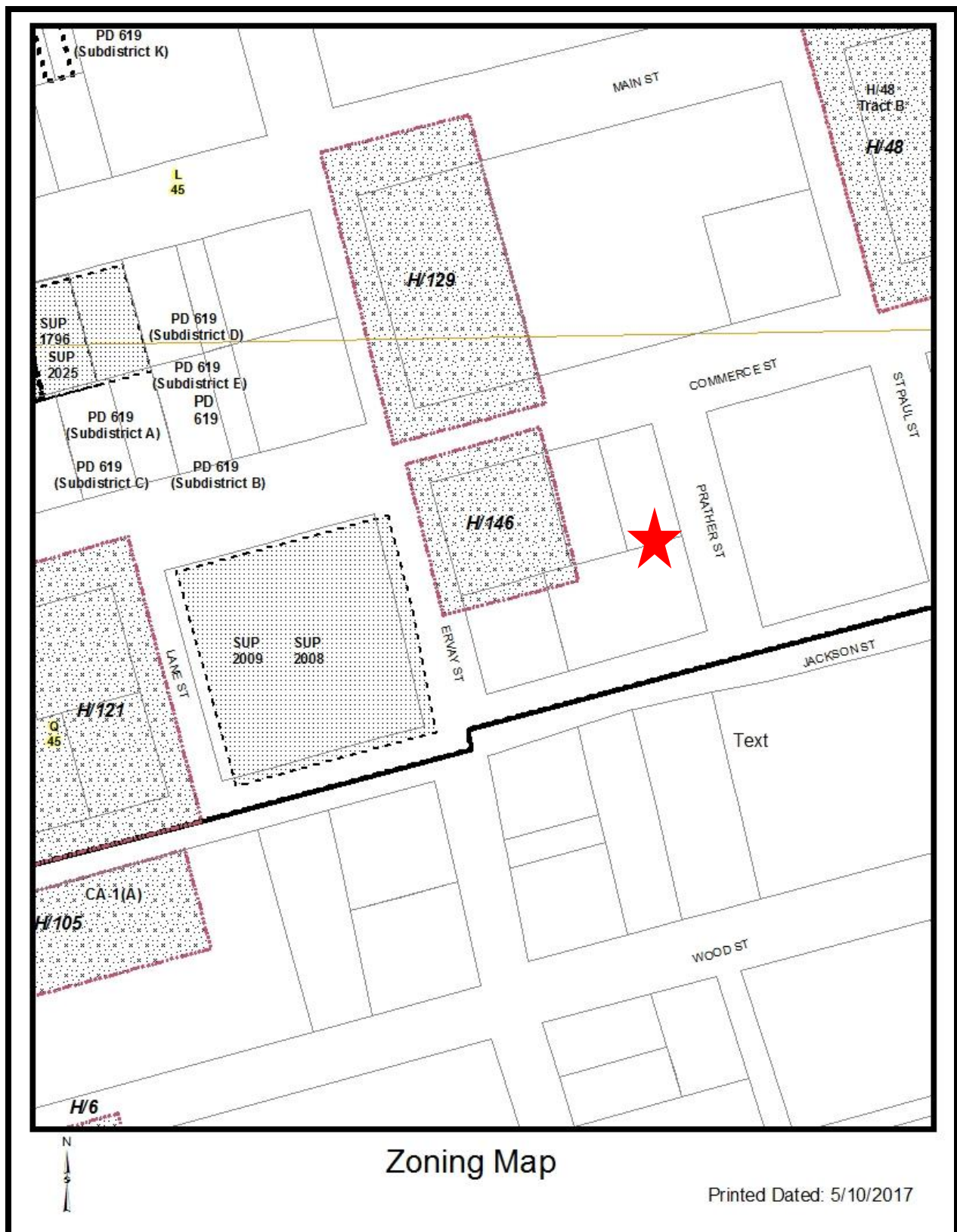
(B) Upper level flat attached signs must be wholly located within the upper level sign area. [The sign is wholly in the upper level sign area]

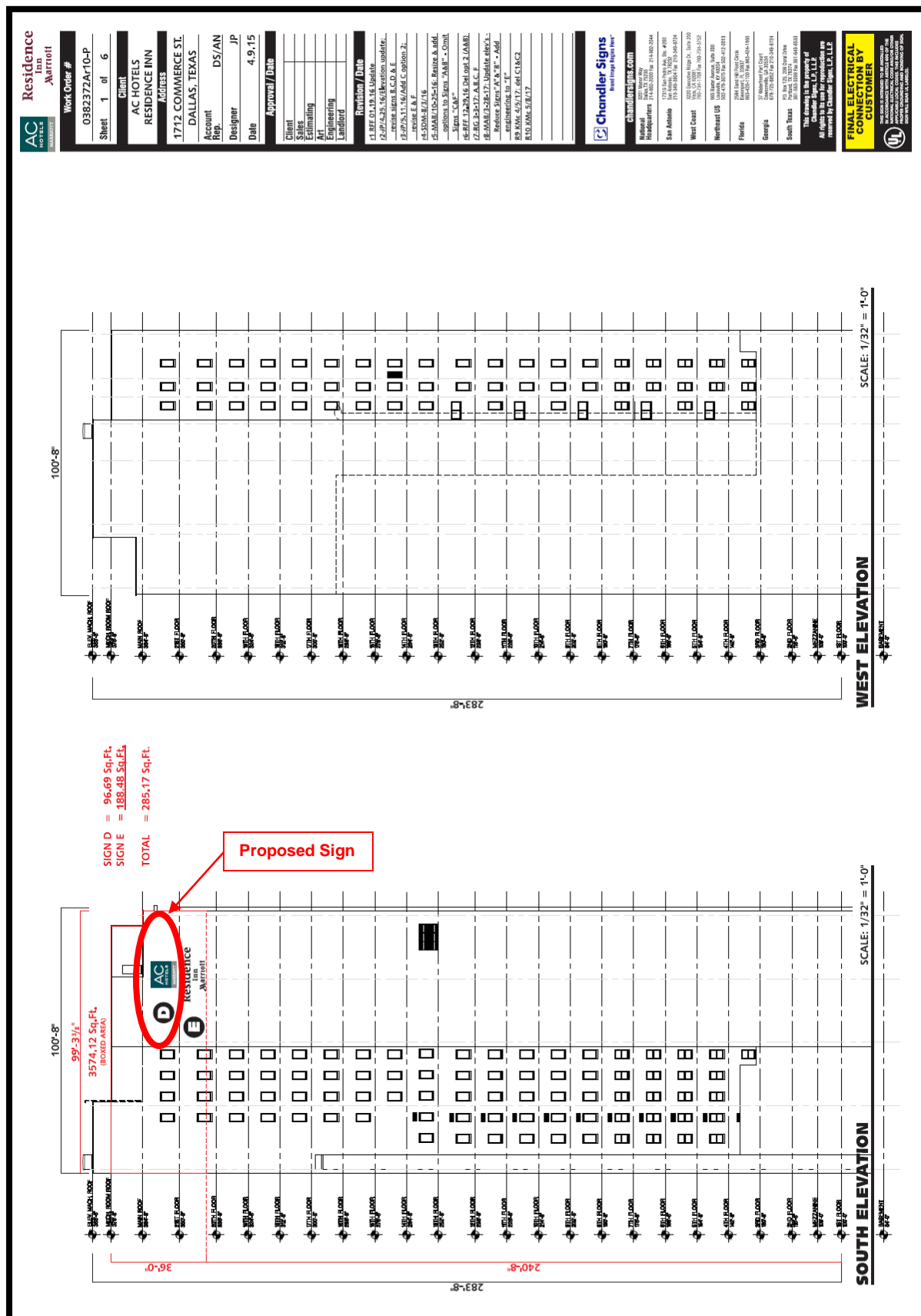
List of Officers

AC Hotels Marriott

- Mehul Patel – Principal
- Chirag Patel – Principal







[illegible]

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

DOWNTOWN (Retail A)

CASE NUMBER: 1704131022

DATE FILED: March 15, 2017

LOCATION: 1712 Commerce St. (south elevation) **SIZE OF REQUEST:** 188 square feet

COUNCIL DISTRICT: 14

ZONING: PD No. 619

MAPSCO: 45-Q

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: AC Hotel

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 188-square-foot upper level flat attached sign. (south elevation).

SUMMARY: The applicant will construct an upper level flat attached sign that will read, "Residence Inn Marriott".

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSP.
- 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 *upper level sign area* of the south elevation totals 3,574 square feet.
- 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.
- Thirty percent of the upper level sign area is approximately 3,574 sq. ft. X 30% = 1,072 square feet. The proposed sign is 188 square feet, which is well below this requirement.
- The proposed sign will be located on the south elevation, approximately 240 feet above grade. Signage will be internally illuminated and constructed of fabricated aluminum with black dual-color vinyl on white acrylic faces. The sign will be mounted flush to the fascia with non-corrosive fasteners.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

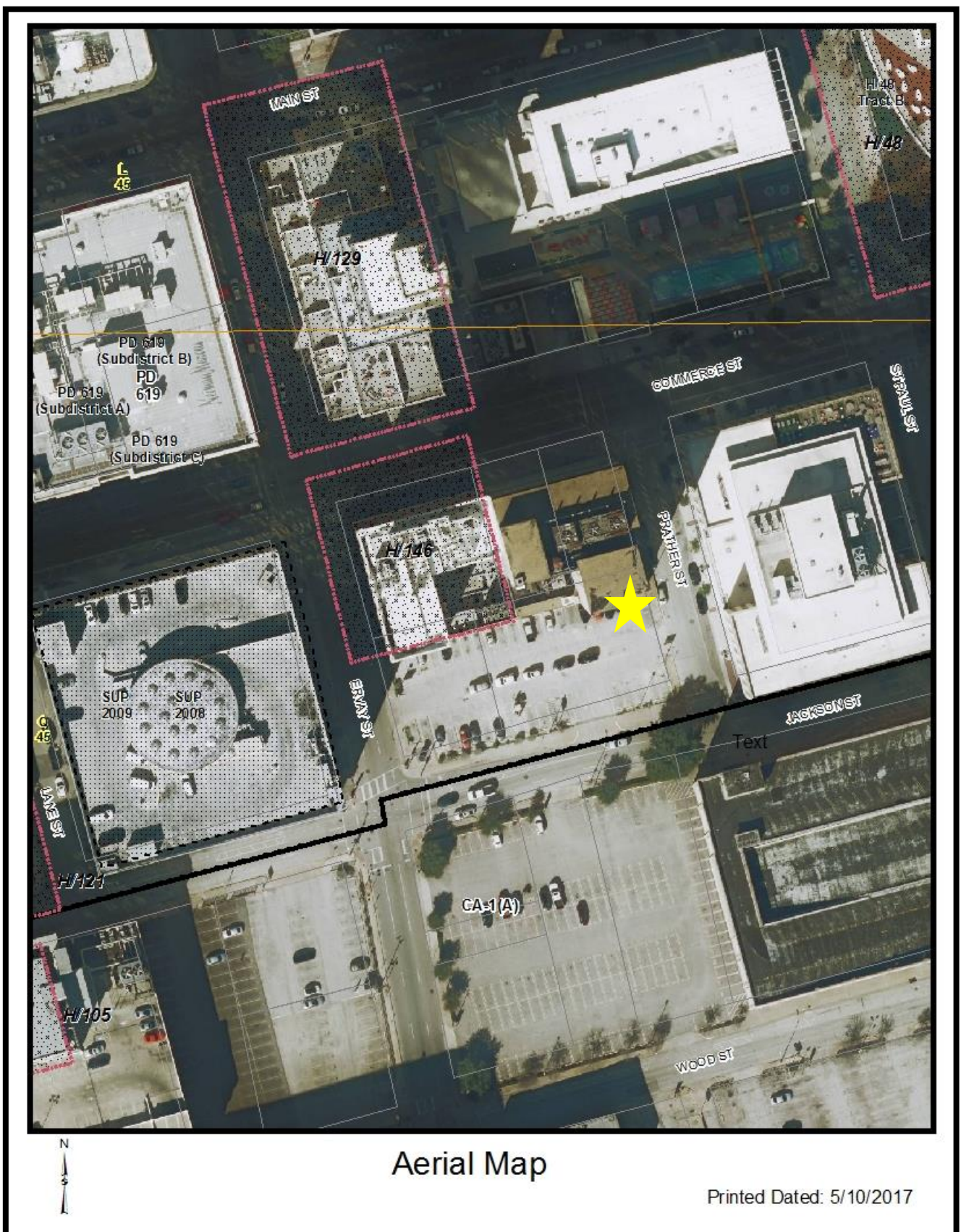
(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains three words]

(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]

List of Officers

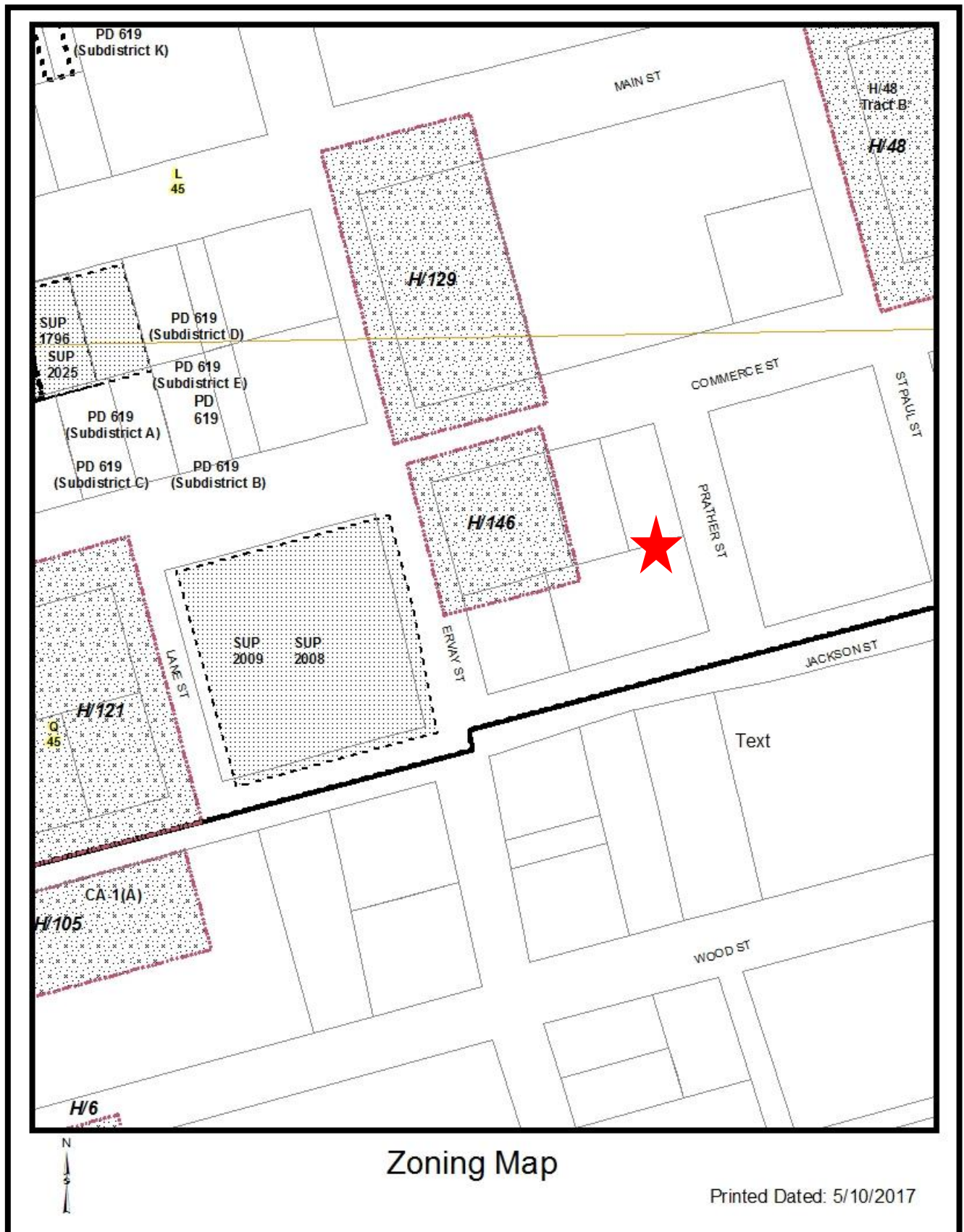
Residence Inn Marriott

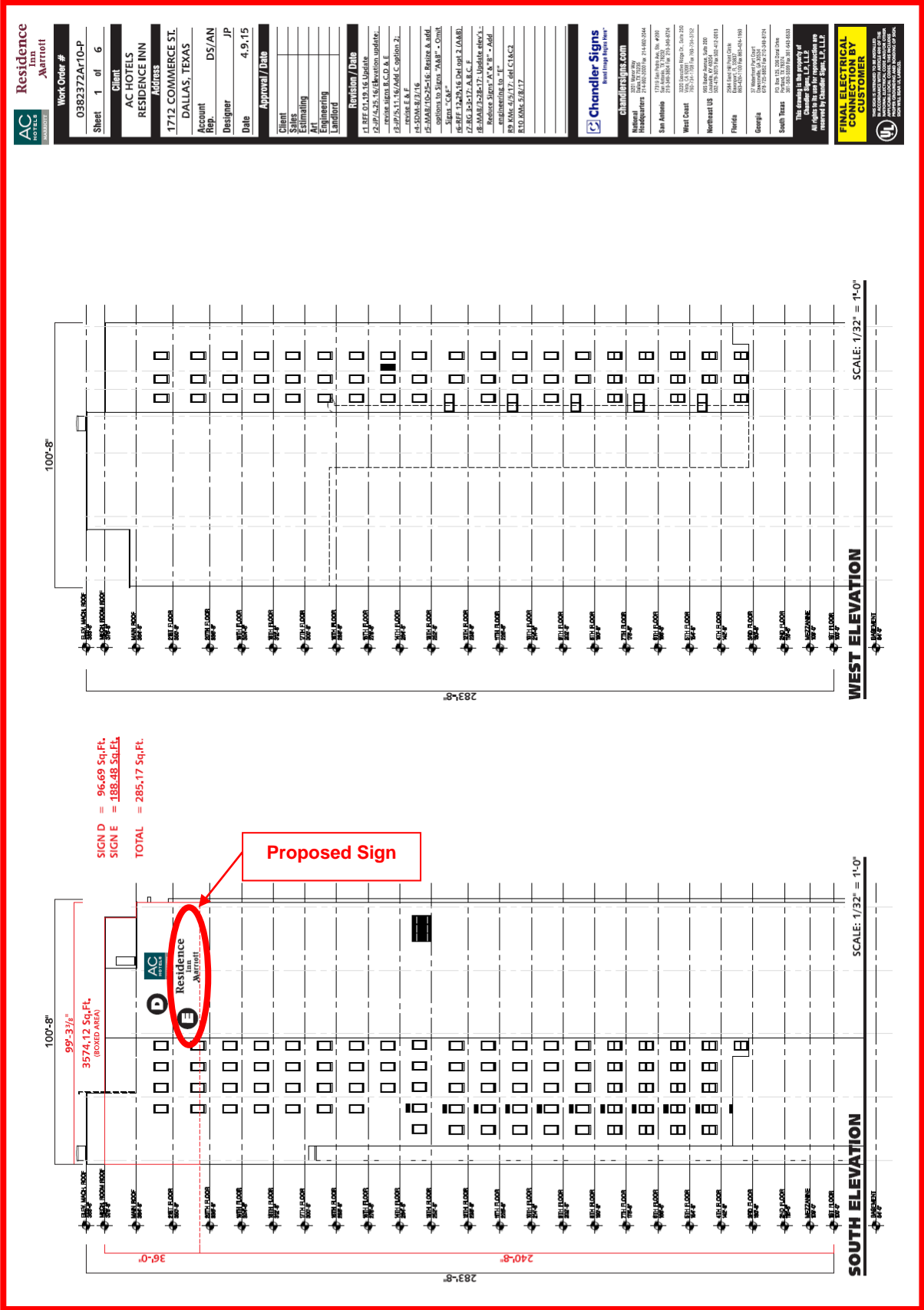
- Mehul Patel – Principal
- Chirag Patel – Principal

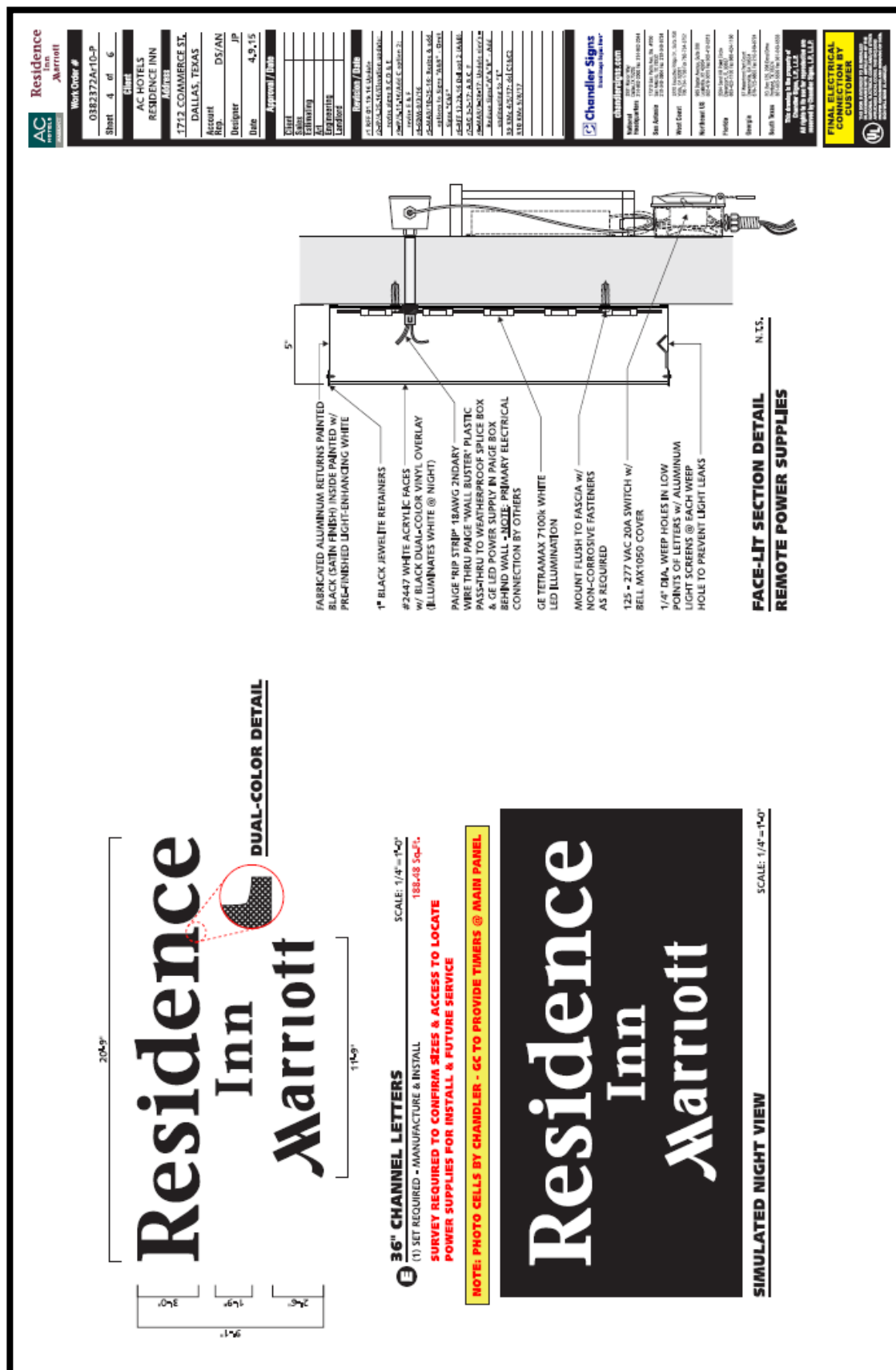


Aerial Map

Printed Dated: 5/10/2017







FILE NUMBER: Z167-264(PD)

DATE FILED: April 3, 2017

LOCATION: Southwest side of Peavy Road, northwest of Garland Road

COUNCIL DISTRICT: 9

MAPSCO: 38 J, K

SIZE OF REQUEST: ±0.977 acres

CENSUS TRACT: 82.00

OWNER: Dallas Goodfriends Package, LLC

APPLICANT: Peavy Plaza, LLC

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a renewal of Specific Use Permit No. 2004 for the sale of alcoholic beverages in conjunction with a liquor store on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages in conjunction with a liquor store [Goodfriend Package]. The site is developed with a ±10,850 square foot multi-tenant commercial strip. The existing liquor store use comprises ±2,248-square feet the commercial strip.

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

BACKGROUND INFORMATION:

- The request site is developed with a ±10,850-square foot commercial building.
- The applicant proposes to continue the sale of beer and wine and liquor in conjunction with a specialty/gourmet food store which is defined as a liquor store use.
- SUP No. 2004 was granted on March 27, 2013, for a two-year period with eligibility for automatic renewals for additional five year periods, however the applicant failed to submit the automatic renewal application within the required timeframe.
- The site has a second existing SUP within a ±1,000-square foot suite. SUP No. 2220 is for the sale of beer and wine for on-premise and off-premise consumption in conjunction with a proposed restaurant.
- There are no changes to the site plan as part of the request for renewal of existing SUP.

Zoning History: There has been one recent zoning case in the immediate vicinity.

- 1. Z156-315(JM):** On November 9, 2016, the City Council approved Specific Use Permit No. 2220 for the sale of beer and wine for on-premise and off-premise consumption in conjunction with a proposed restaurant (the Greenville Avenue Pizza Company) on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Peavy Road	Collector	Variable Width up to 60'
Garland Road	Principal Arterial	Variable Width up to 100'

Traffic:

The Engineering Division of the Department of Sustainable Construction and Development has reviewed the requested renewal and determined that it will not have a negative impact on the existing street system.

Land Use:

	Zoning	Land Use
Site	CR-D-1, SUP No. 2004, SUP No. 2220	Multi-tenant commercial building Liquor store, Restaurant, Furniture Store, Medical Office, Tattoo Shop, Beauty Salon and Laundromat
North	D(A)	Residential
Northeast	CR	Retail, Personal Service
Southeast	CR	Retail, Personal Service
West	R-7.5(A)	Single-family Residential

Comprehensive Plan:

The comprehensive plan does not make a specific land use recommendation related to the request; however, the *forwardDallas! Vision Illustration*, adopted June 2006. 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 is consistent with the following goal and policies of the Comprehensive Plan.

LAND USE:**ECONOMIC ELEMENT****GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS**

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

STAFF ANALYSIS:**Land Use Compatibility:**

Land use to the north and west consists of residential uses, with retail to the northeast and southeast of the subject site. The retail uses are located along a major street (Garland Road) with no access from the commercial development to the single family neighborhood.

The commercial development currently exists. Tenants rotate in and out providing a variety of services to the adjoining neighborhoods. The longevity is market-based. The use is consistent with existing and previous uses in the commercial center. By offering this service for the residents, the request supports the overall quality of life for adjoining neighborhoods.

While the business operates as a specialty/gourmet food store, over 50% of sales are from beer and wine; thereby, designating the site as a liquor store per the Development Code. The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption.

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

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a liquor store use is one (1) space per 200 square feet of floor area. Therefore, the ±2,248-square foot liquor store use requires a total of 11 parking spaces. The site currently provides 56 spaces, as depicted on the site plan.

Landscaping:

The applicant does not propose new construction, therefore no landscaping is required.

Police Report:

There have been two reported activities during the last two years.

Incident Number	Service Year	Date	Time	Address	UCR Offense	Zip Code
160397-2015	2015	7/11/2015	21:00	1141 Peavy Rd	Burglary- Business	75218
028203-2015	2015	2/5/2015	14:23	1141 Peavy Rd	Other Thefts	75218

Owners & Officers

Owner

Peavy Plaza LLC
3620 Huffines Blvd – Suite 722
Carrollton, TX 75010

Officers

Owner

Peavy Plaza LLC
3620 Huffines Blvd – Suite 722
Carrollton, TX 75010

Mihey Yeom, Director

Applicant

Dallasgoodfriend package, LLC
1154 Peavy Road
Dallas, TX 75218

Manager = Usvsthem, Corp.
1154 Peavy Road
Dallas, TX 75218

Usvsthem, Corp.

Matthew Tobin, Director
9919 Galway Drive
Dallas, TX 75218

Joshua Yingling, Director
2306 Wild Oak Drive
Dallas, TX 75218

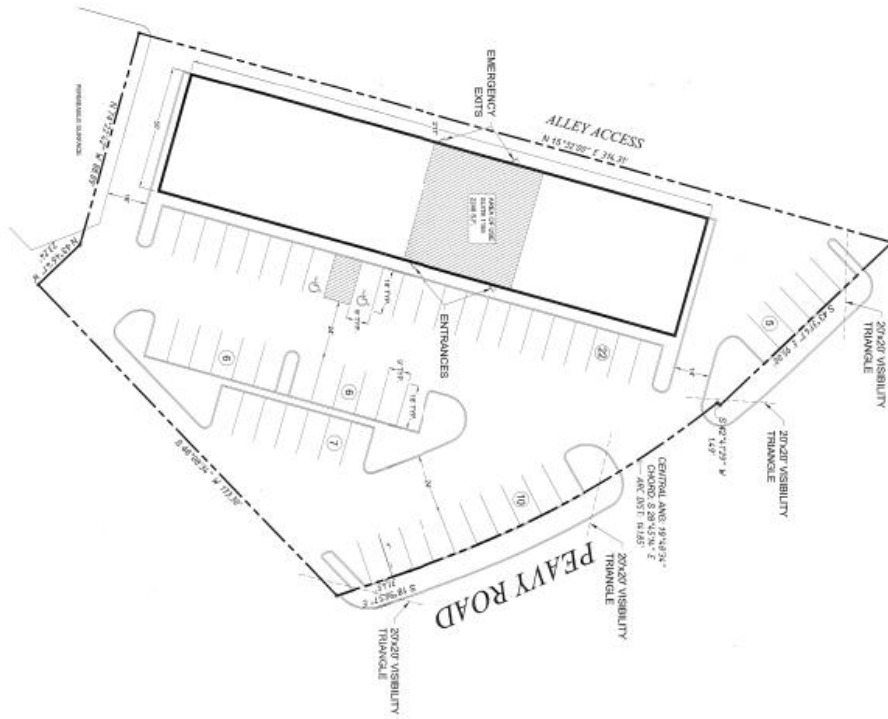
Proposed Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a liquor store.
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 ~~June 17, 2017~~ (two years), but is eligible for automatic renewal for additional five year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.
4. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site Plan



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



VICINITY MAP
NTS



CASE NUMBER: Z123-147(AB)

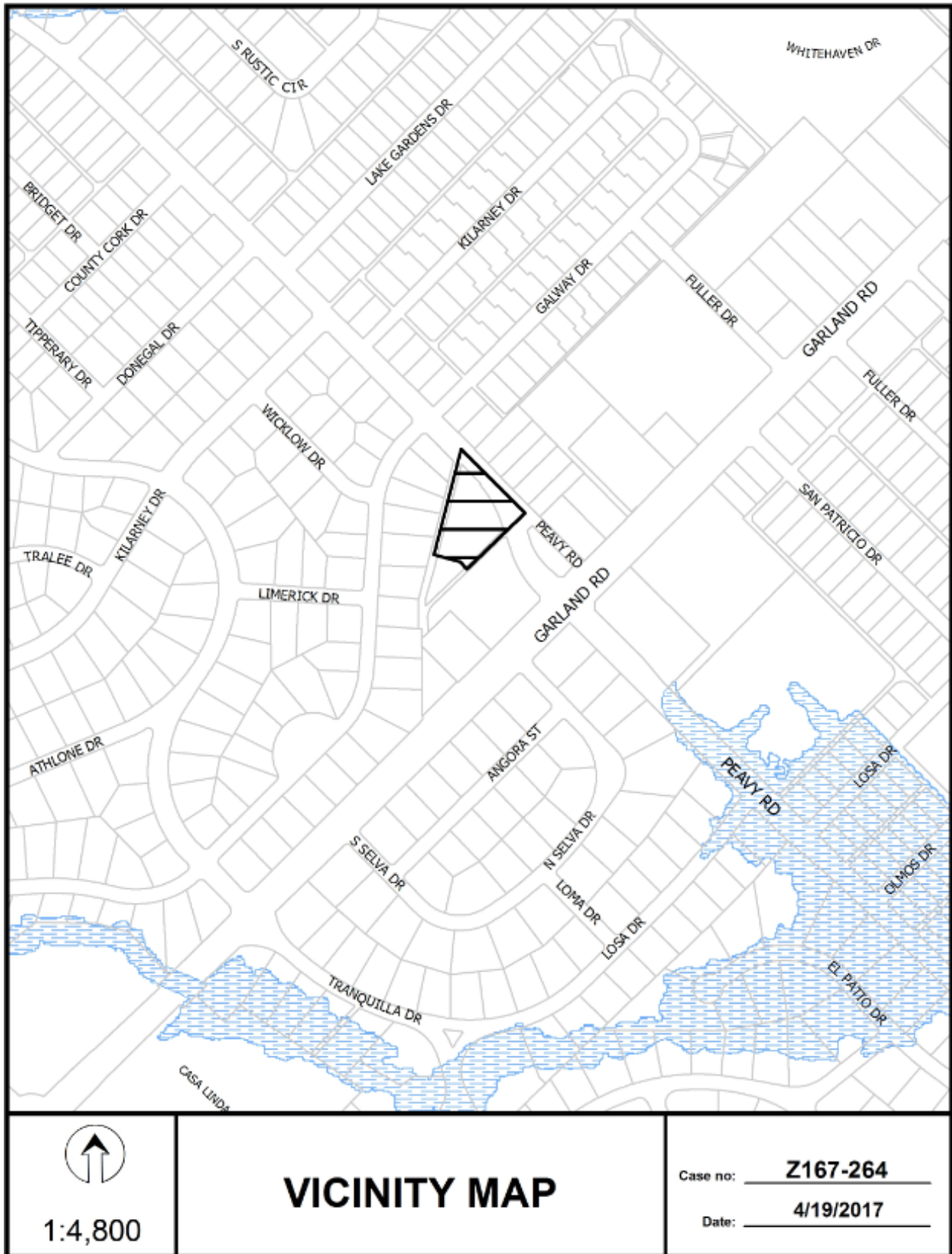
SUP SITE PLAN: 1141 PEAVY ROAD SUITE 1155
CURRENT ZONING: CR WITH D OVERLAY
SUP ZONING OVERLAY CHANGE: CR WITH D-1 OVERLAY
USE: RETAIL
BLDG. AREA: 10,850 SF
LOT AREA: 43,124 SF (0.989 AC.)
FLOOR AREA RATIO: 0.25 (0.75 MAX.)
LOT COVERAGE: 25% (60% MAX.)
STORIES/HEIGHT: 1 STORY
REQ. PARKING (1 SP/200 SF), 54 SPACES
PROV. PARKING: 56 SPACES

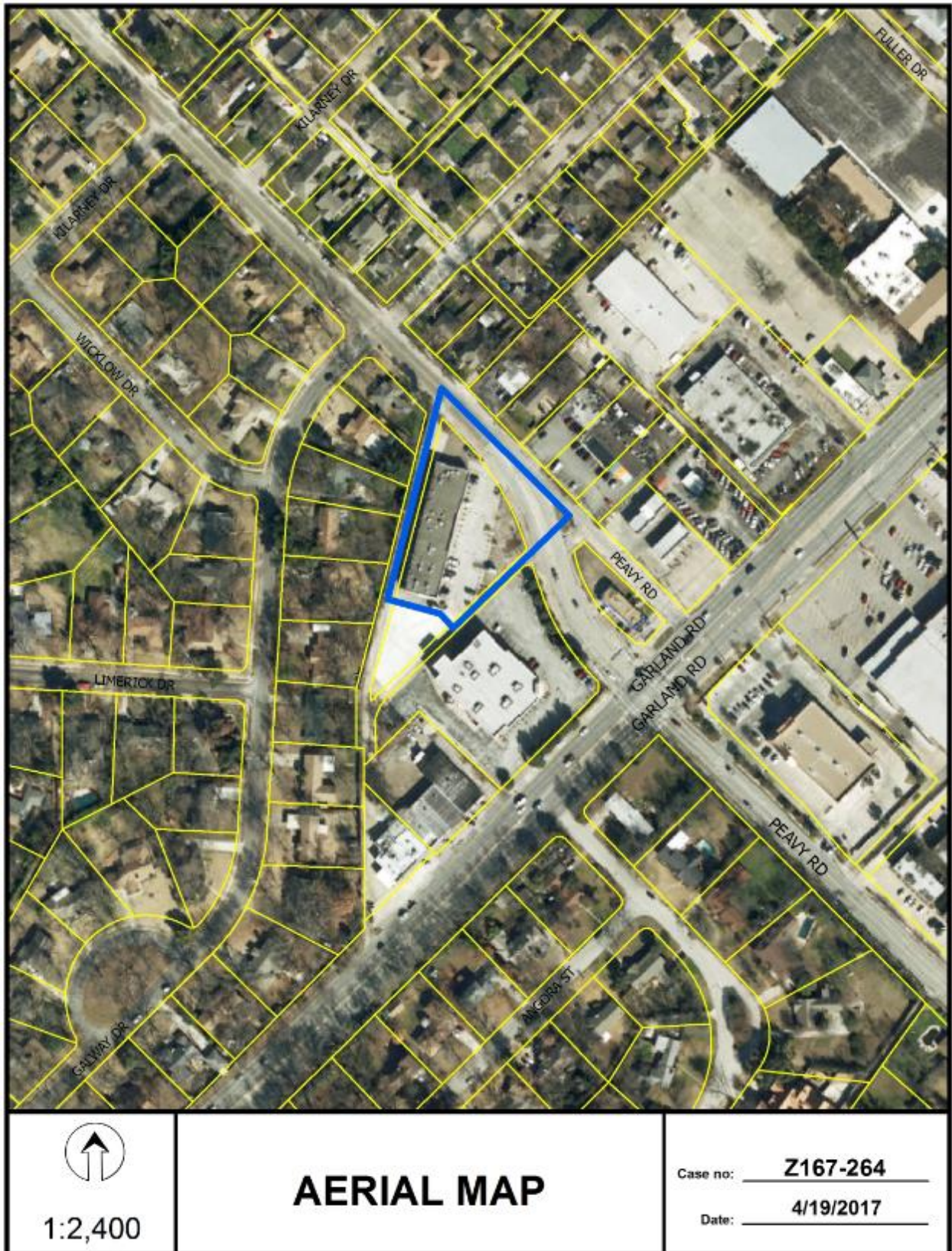
1141 PEAVY ROAD SUITE 1155
CITY OF DALLAS, TEXAS

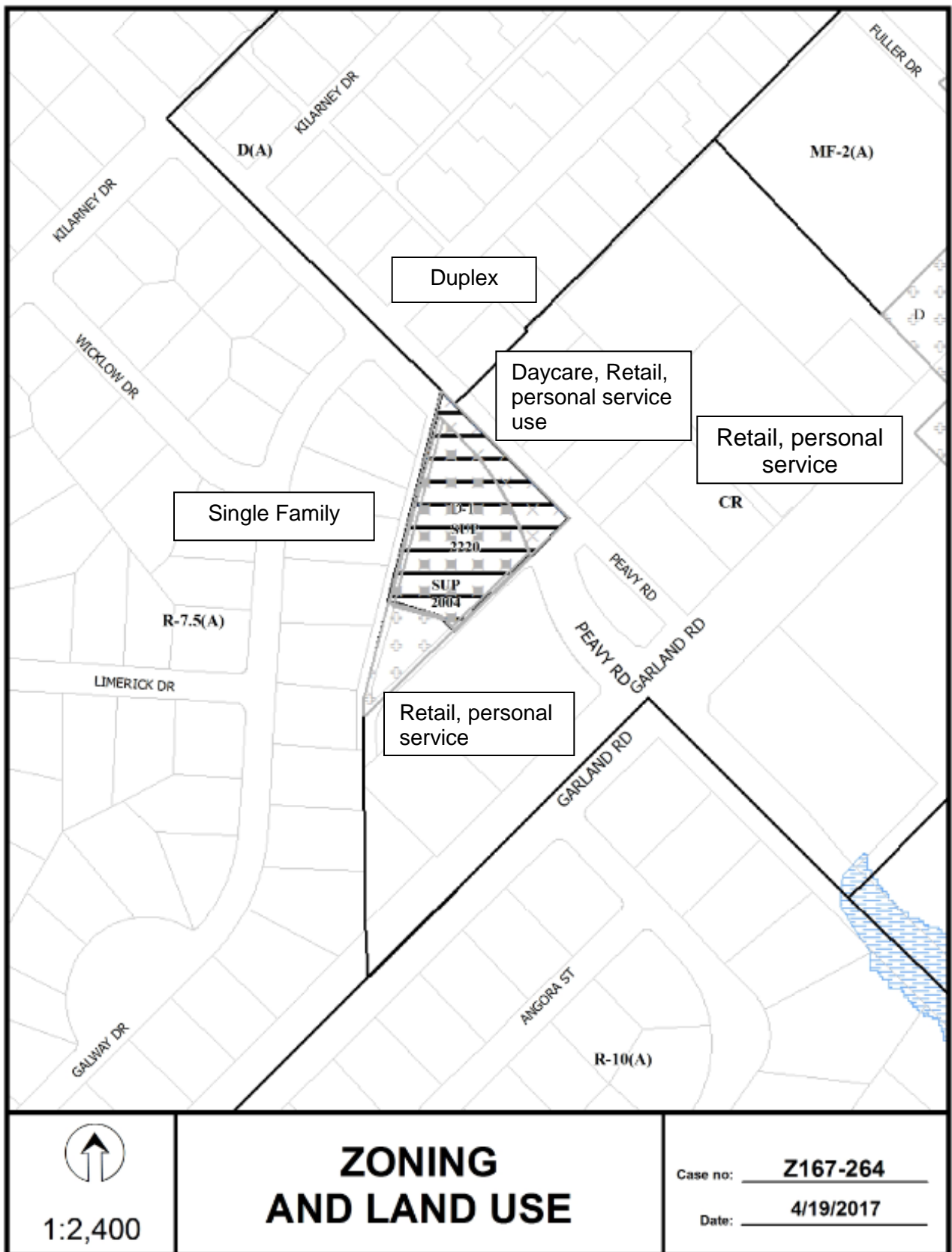
Baldwin
Associates

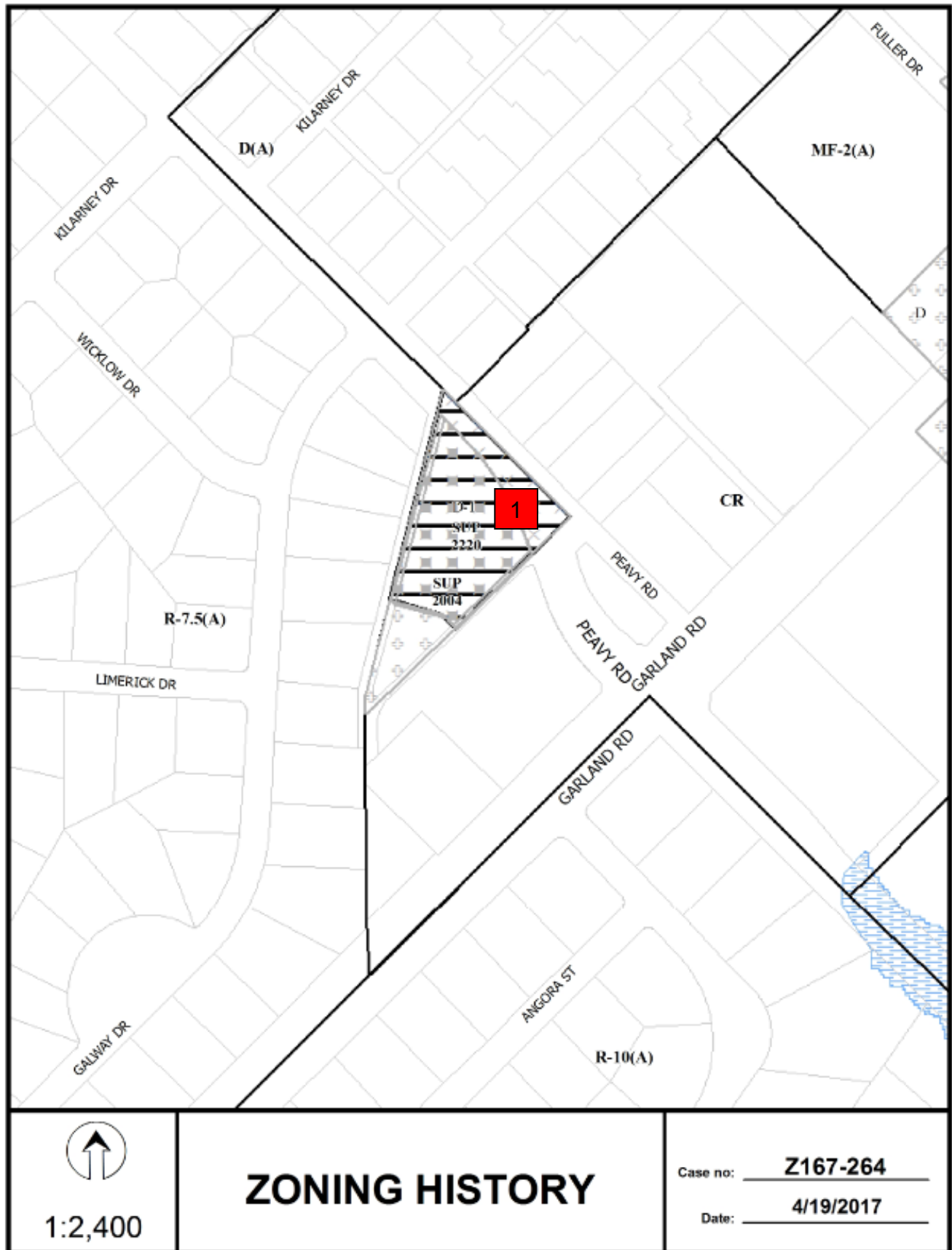
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

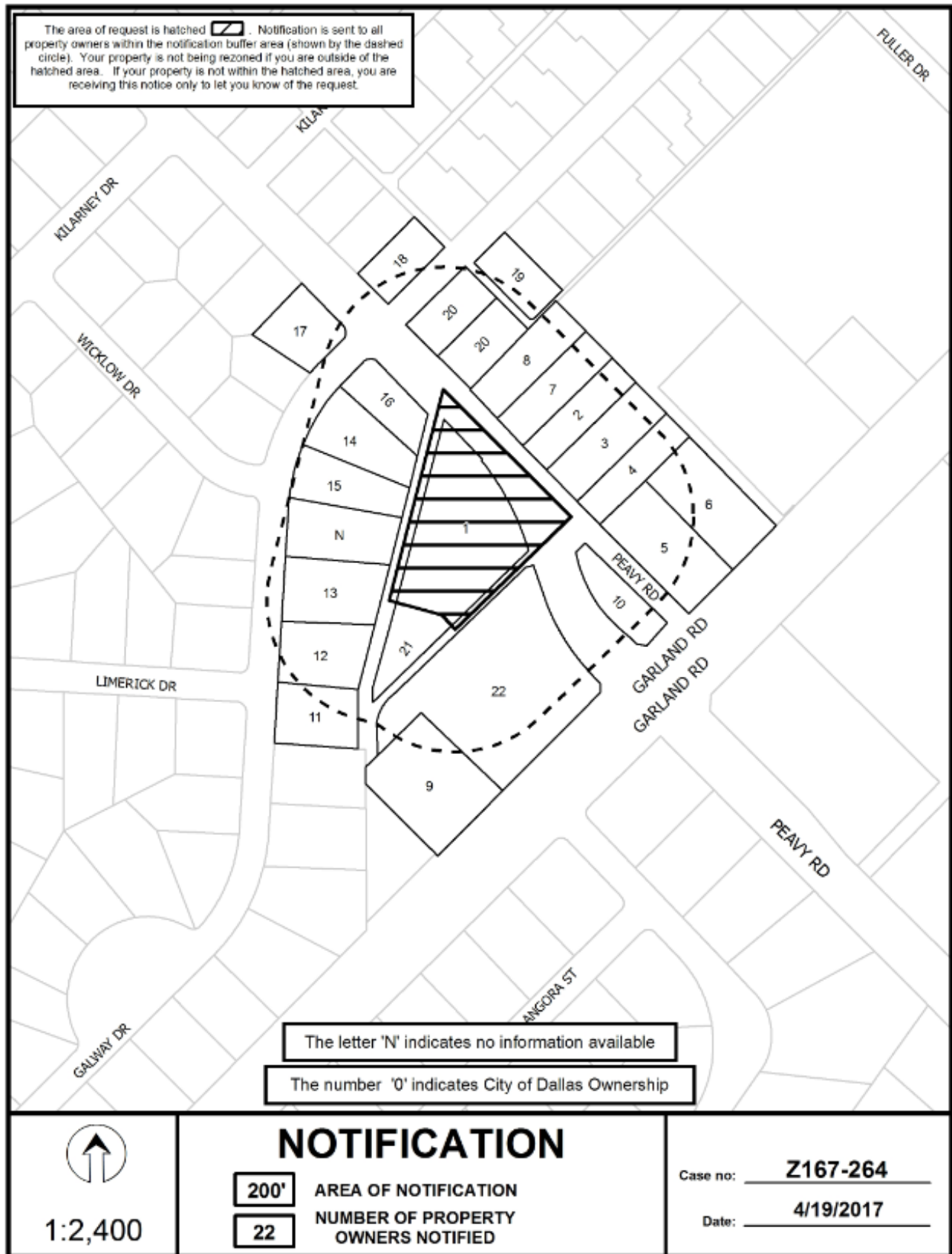
01/02/13
PROJECT NUMBER
Z167-264
CASE NUMBER











04/19/2017

Notification List of Property Owners***Z167-264******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1141 PEAVY RD	PEAVY PLAZA LLC
2	1146 PEAVY RD	AMERICAN DISTRIBUTING COMPANY
3	1154 PEAVY RD	MLM ROSS LLC
4	1160 PEAVY RD	REDTAIL COMMERCIAL LLC
5	10001 GARLAND RD	CONDOR K LTD
6	10011 GARLAND RD	ANGELL EARL M & PATSY R
7	1144 PEAVY RD	MONOPOLY PL DUPLEXES LTD
8	1140 PEAVY RD	SHAW JEFFREY A
9	9925 GARLAND RD	GARLAND PEAVY ASSOCS
10	9947 GARLAND RD	DALLAS ALISHAH
11	9926 GALWAY DR	ANDERSON DAVID
12	9934 GALWAY DR	SHAW JAY CARL
13	9942 GALWAY DR	MAXWELL WILLIAM RICHARD &
14	9966 GALWAY DR	ALTOM JOHNNY W &
15	9958 GALWAY DR	GARDNER BRIT & SARAH
16	9972 GALWAY DR	ALDRETE MIGUEL
17	9973 GALWAY DR	FREEMAN CLIFFORD RAY JR
18	1118 PEAVY RD	MONROE JOWANNA
19	10014 GALWAY DR	MORENO JOSE
20	1132 PEAVY RD	MONOPOLY PLACE DUPLEXES
21	1195 PEAVY RD	GARLAND PEAVY ASSOCIATES
22	9937 GARLAND RD	9937 GARLAND ROAD

FILE NUMBER: Z167-268(WE) **DATE FILED:** April 11, 2017

LOCATION: Southwest side of C.F. Hawn Freeway, east of Murdock Road

COUNCIL DISTRICT: 8 **MAPSCO:** 58-Y

SIZE OF REQUEST: Approx. 0.05 acres **CENSUS TRACT:** 116.02

APPLICANT / OWNER: Augustin M. Miranda

REPRESENTATIVE: Augustin M. Miranda

REQUEST: An application for a renewal of Specific Use Permit No. 2118 for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District.

SUMMARY: The purpose of this request is to allow for the applicant to continue selling automobiles on site [Moy Auto Sales].

STAFF RECOMMENDATION: Approval for a three-year period, subject to conditions

BACKGROUND INFORMATION:

- The applicant's request for a renewal of Specific Use Permit No. 2118 will allow for continued sale and display of automobiles. The request is located along the C.F. Hawn Freeway and is within Subdistrict 2 of PDD No. 534, where commercial and retail uses are encouraged to be developed.
- On November 12, 2014, the City Council approved Specific Use Permit No. 2118 for a vehicle display, sales and services for a three year period, subject to a site plan and conditions. There are no changes proposed to the site plan. The only change to the SUP conditions is the time period.
- In August 1999, the City Council approved Planned Development District No. 534, the C.F. Hawn Special Purpose District. The PDD established three Subdistricts that encourage the development of light industrial, commercial and retail uses along specific areas within the corridor.

Zoning History: There have been two recent zoning cases requested in the area during the past 5 years.

1. Z134-223 On November 12, 2014, the City Council approved a Specific Use Permit for vehicle display, sales and services on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District.
2. Z156-309 On January 25, 2016, the City Council 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 D-1 Liquor Control Overlay.

Land Use:

	Zoning	Land Use
Site	PD No. 534, Subdistrict 2	Undeveloped
Northeast	PD No. 534, Subdistrict 2	C.F. Hawn Freeway
Southwest	R-7.5(A)	Single Family
Southeast	PD No. 524, Subdistrict 2	Vehicle display, sales & services
Northwest	PD No. 524, Subdistrict 2	Undeveloped

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

ECONOMIC ELEMENT

GOAL 2.1 Promote Balanced Growth

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

Area Plans: The request site lies within the boundary of the Southeast Dallas Comprehensive Land Use Study, which was adopted by the City Council in December 1996. The study makes very specific recommendations for the area inclusive of the request site that states, "retain industrial uses, and require landscape and architectural buffers to minimize impact on areas along C.F. Hawn Freeway."

STAFF ANALYSIS:

Land Use Compatibility: The request site encompasses three small tracts of land along the C.F. Hawn Freeway frontage road, which totals approximately 7,319.61 square feet of land. The applicant's request for a renewal of Specific Use Permit No. 2118 will permit the continued operation of a vehicle display, sales, and service use.

The proposed development is consistent with the mix of uses that are developed along the C.F. Hawn corridor. Uses such as vehicle display, sales, and services, auto service uses and motel uses are permitted within PDD No. 534, which encourages retail and personal service uses along the C.F. Hawn corridor. The proposed vehicle display, sales and service use should not negatively impact the surrounding uses

The land uses surrounding the area are residential uses to the southwest of the site. The site is also contiguous to an undeveloped parcel of land to the northwest and a vehicle display, sales and service use to the southeast. The request site is within Subdistrict 2 of PDD No. 534 which permits, through a Specific Use Permit, a vehicle display, sales and service use. Staff has reviewed the applicant's request and supports the use at this location. The SUP is a requirement for the proposed use within the PDD No. 534. In addition, the Planned Development District No. 534 promotes the beautification of the corridor through the specific landscape requirements.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

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>					
PDD No. 534 - Existing Subdistrict 2	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

Landscaping: Landscaping must be in accordance with Section 51P-334.112 LANDSCAPING of Planned Development District No. 534, the CF Hawn Special Purpose District No. 2. The applicant is in compliance with the requirements in Section 51P-334.112.

Thoroughfares/Streets:

<u>Thoroughfare/Street</u>	<u>Type</u>	<u>Existing ROW</u>	<u>Proposed ROW</u>
C.F. Hawn Freeway	Freeway	Variable lane widths	Variable lane widths

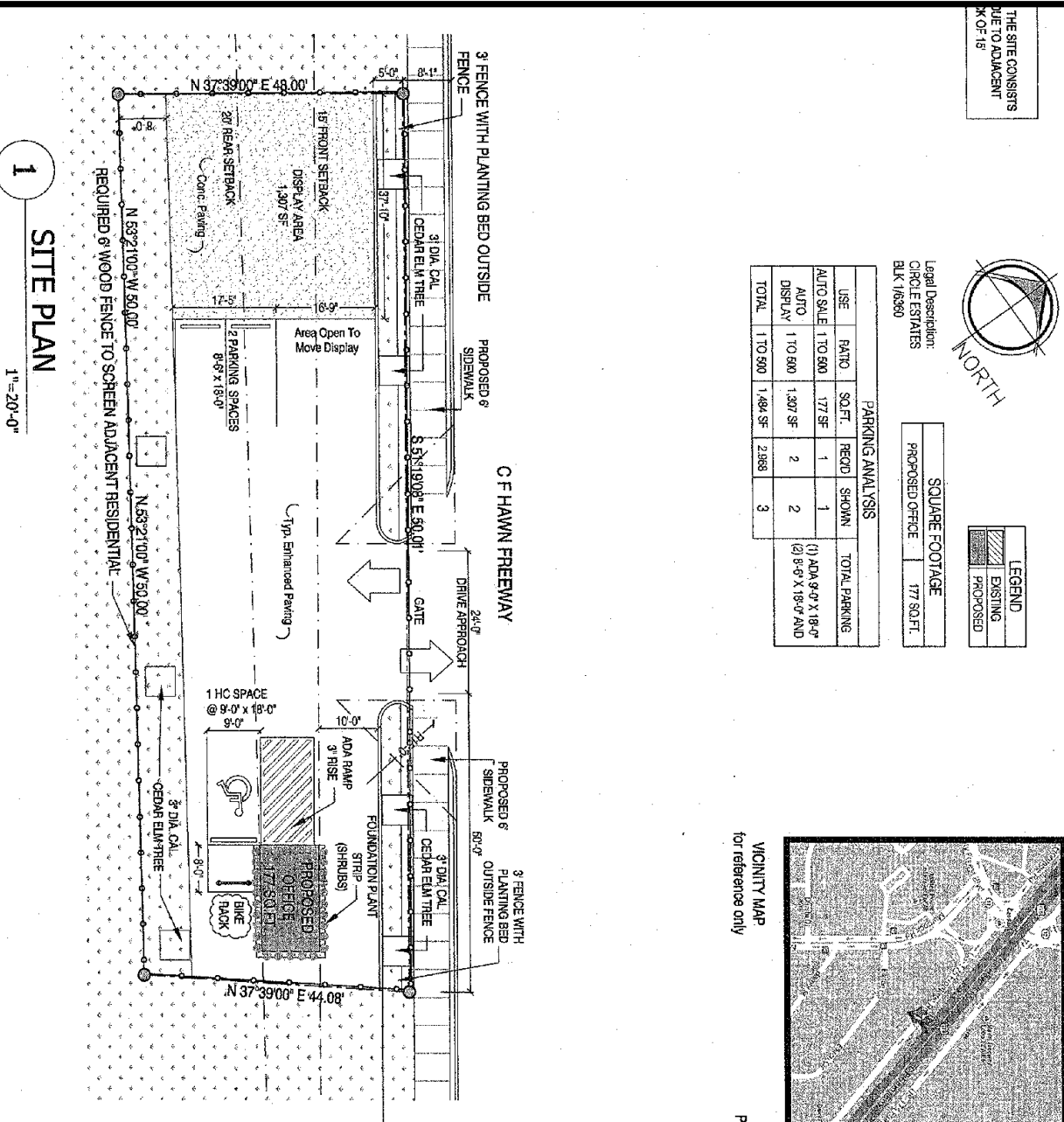
Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

Parking: The off-street parking requirements for a Vehicle Display, Sales and Service use is one space for each 500 square feet of floor area and site area, exclusive of parking area. The proposed display area and building's floor area totals approximately 583 square feet, which requires a minimum of four off-street parking spaces. The applicant is proposing four off-street parking spaces.

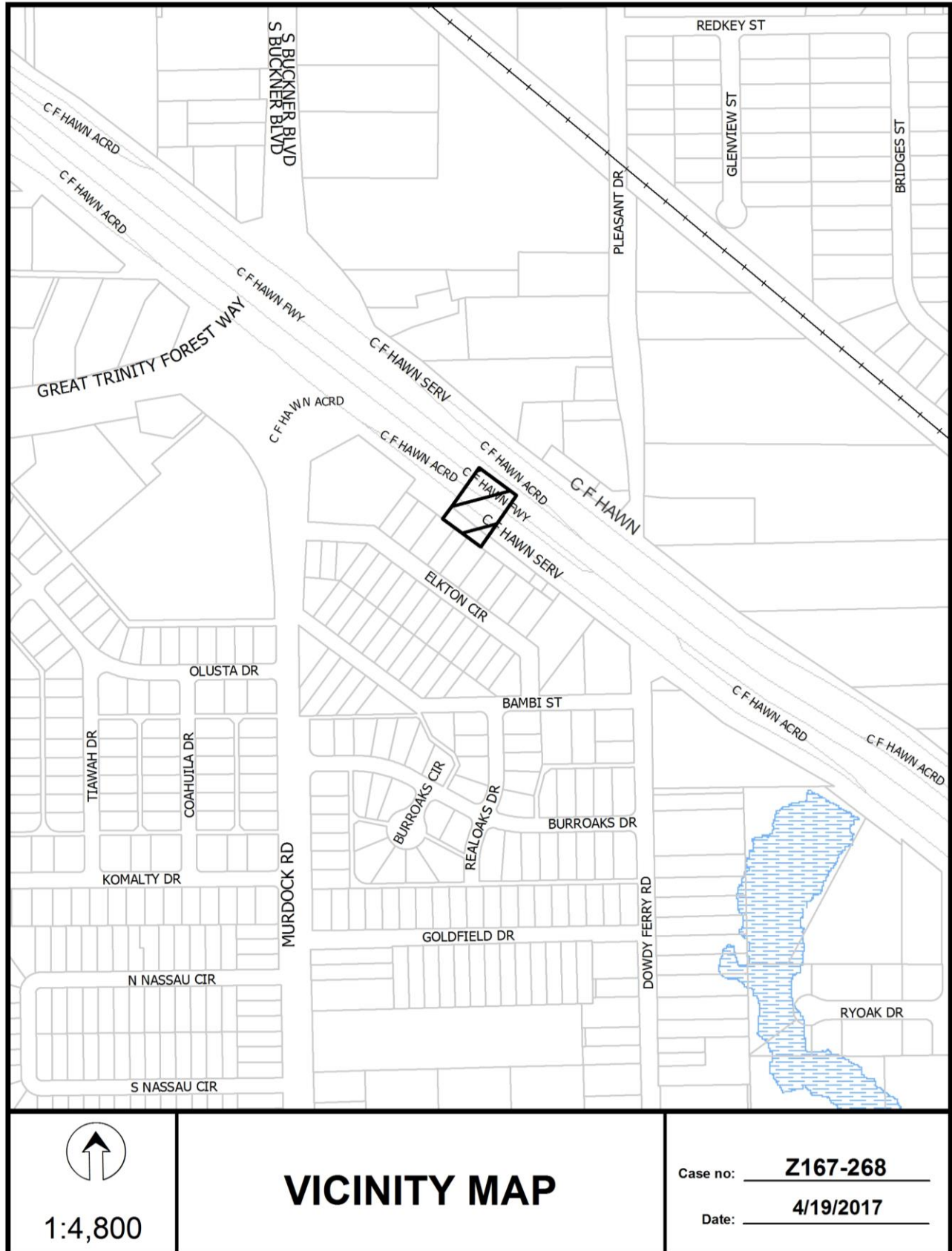
PROPOSED SUP CONDITIONS

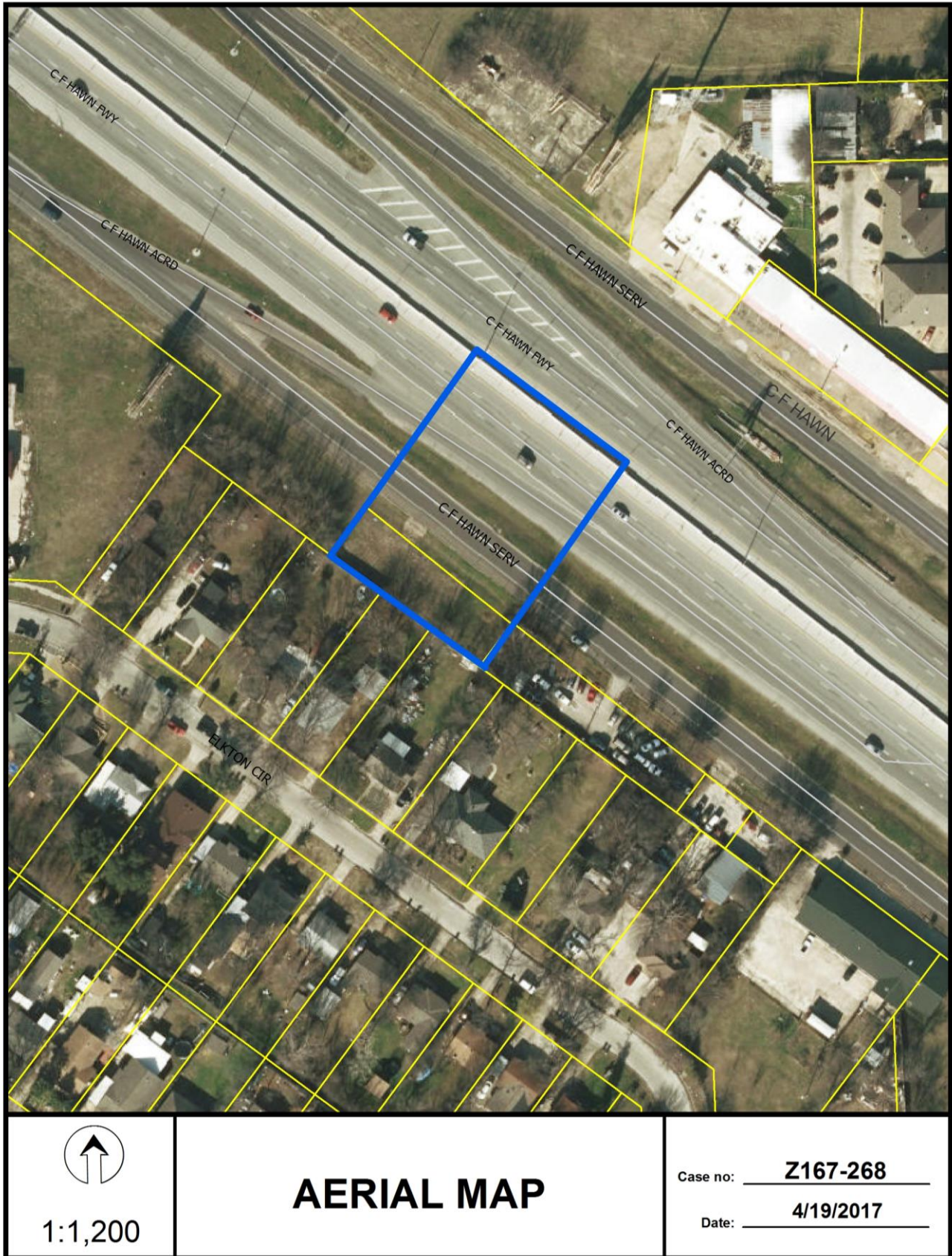
1. USE: The only use authorized by this specific use permit is a vehicle display, sales, and service use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~November 12, 2017~~] (three-years from the passage of this ordinance).
4. LANDSCAPING: Landscaping must comply with Planned Development District No. 534, the CF Hawn Special Purpose District No. 2.
5. HOURS OF OPERATION: The vehicle display, sales, and service use may only operate during the hours 10:00 a.m. to 6:00 p.m., Monday through Friday.
6. MAXIMUM FLOOR AREA: The maximum floor area is 180 square feet.
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.

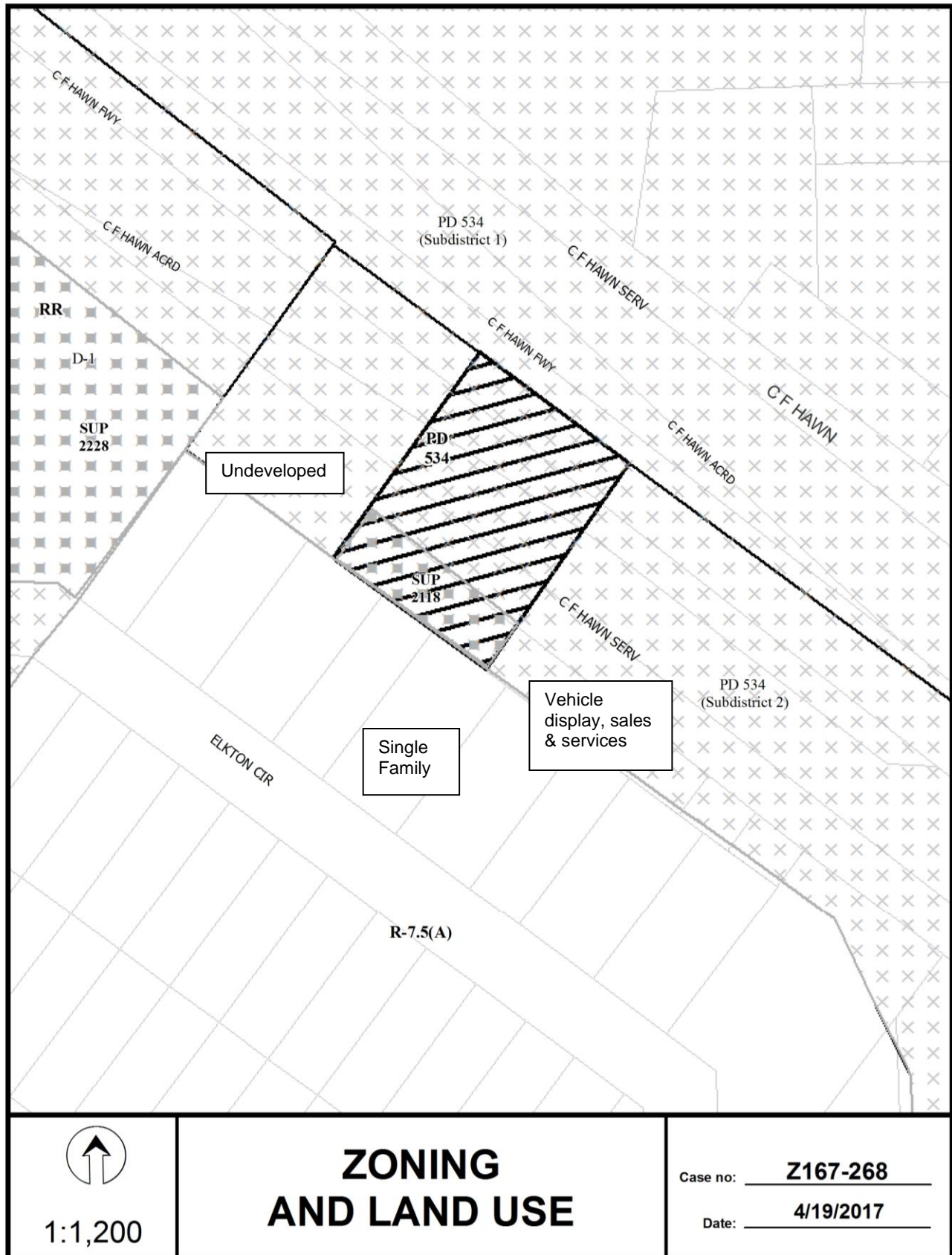
EXISTING SITE PLAN

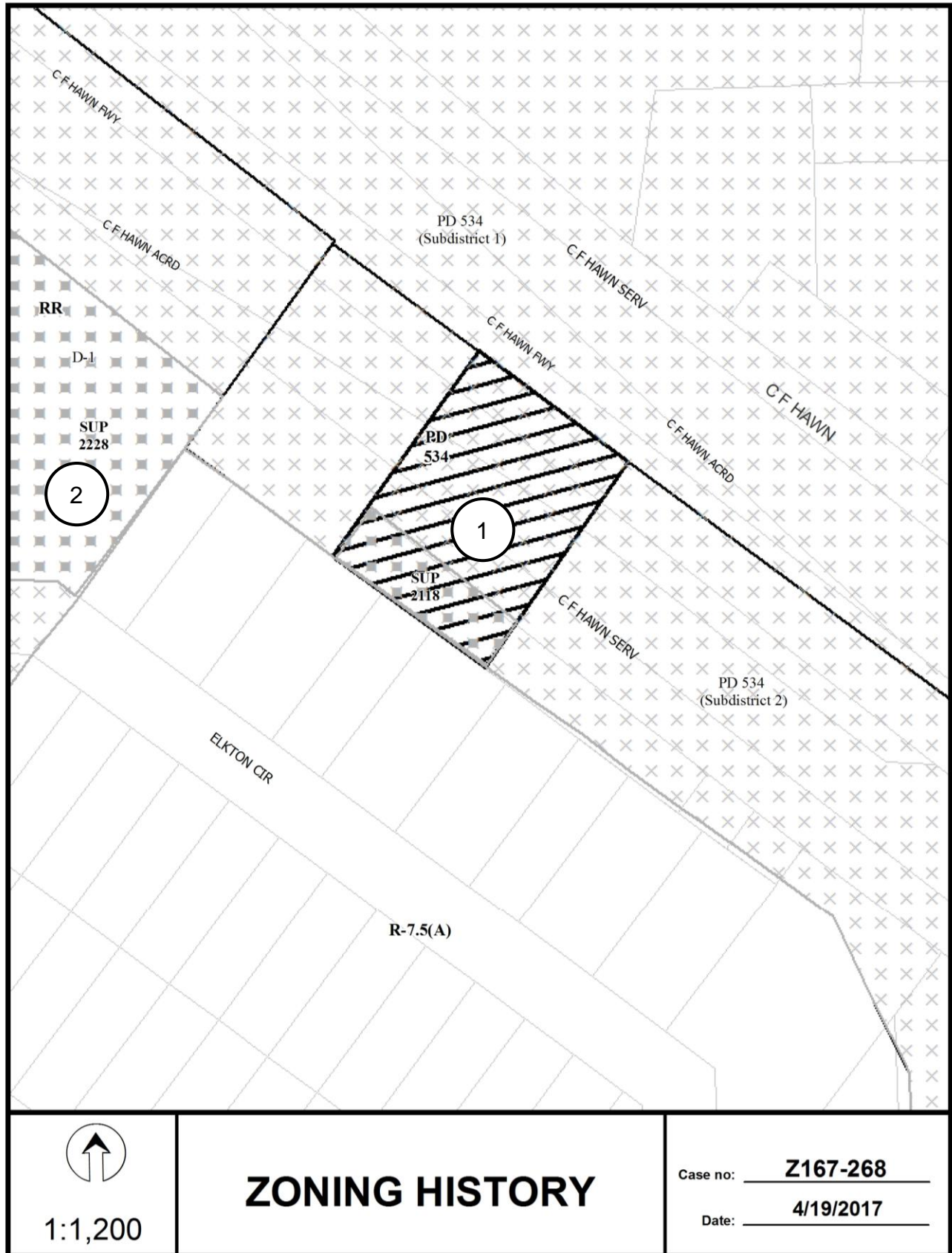


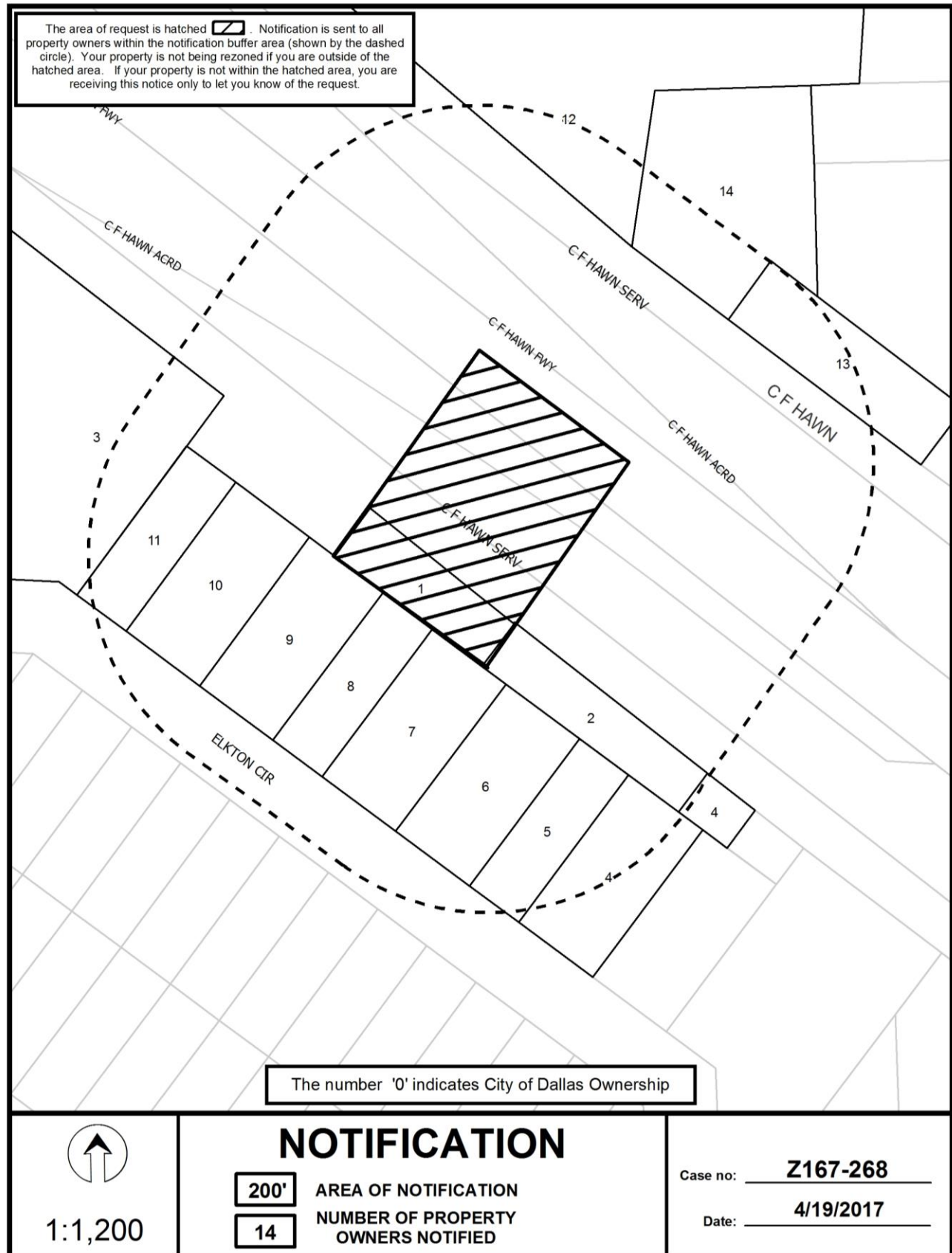
There are no changes to the site plan











Notification List of Property Owners

Z167-268

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8201 C F HAWN FWY	MIRANDA AGUSTIN M
2	8221 C F HAWN FWY	JAY ROBERT L
3	8107 ELKTON CIR	SIKKA INVESTMENTS LLC
4	8227 C F HAWN FWY	CASTILLO REYES &
5	8211 ELKTON CIR	MORA LIONEL V
6	8205 ELKTON CIR	MORA LEONEL
7	8143 ELKTON CIR	J G & A INVESTMENTS LLC
8	8139 ELKTON CIR	PARRA RAUDEL D
9	8125 ELKTON CIR	SALAS FELIPE R
10	8127 ELKTON CIR	RAMOS GAUDENCIO
11	8123 ELKTON CIR	ROSITAS JUANITA
12	8130 C F HAWN FWY	STOVALL JIMMY A & LINDA J
13	8204 C F HAWN FWY	8204 CF HAWN LLC
14	8152 C F HAWN FWY	STOVALL JIMMY A

CITY PLAN COMMISSION

THURSDAY, JUNE 8, 2017

Planner: Olga Torres-Holyoak

FILE NUMBER: Z167-260(OTH)

DATE FILED: March 29, 2017

LOCATION: Area bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue and Covington Lane.

COUNCIL DISTRICT: 14

MAPSCO: 36-Z, 46-D

SIZE OF REQUEST: Approx. 17.414 Acres

CENSUS TRACT: 13.01

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for an amendment to Planned Development District No. 543 for R-7.5(A) Single Family District uses and a public school other than open-enrollment charter school with Historic Overlay No. 53 and Historic Overlay No. 120.

SUMMARY: The applicant is proposing the amendment to allow for an approximately 72,000 square foot addition to Woodrow Wilson High School for a gymnasium and additional classroom space; and for an addition of approximately 35,000 square feet for classroom space and expansion of the cafeteria, and additional parking spaces for J.L. Long Middle School.

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

BACKGROUND INFORMATION:

- The request site is developed with both, a high school, Woodrow Wilson High School and middle school, J. L. Long Middle School, along with typical improvements associated with a public school campus. Additionally, a youth and family center use operates from a structure within the extreme northwest quadrant of the site.
- The proposed amendment includes a 72,000 square foot addition for new gymnasium and additional classrooms for Woodrow Wilson High School; and 35,000 square feet addition for additional classrooms and the cafeteria expansion, and 52 additional off-street parking spaces for J. L. Long Middle School.
- The existing schools encompass an approximately 342,000 square feet of floor area.
- Planned Development District was established by City Council on March 24, 1999 and amended on February 23, 2011 to increase the number of classrooms and change other PD requirements.
- The applicant has been working closely with the Historic Preservation staff to comply with all the reviews for construction process. Items such as demolition, additions, relocation of portables, design and expansion on the property have been and will continue to comply and follow the appropriate channels with the Landmark Commission and City staff for compliance with all historic preservation requirements for the two historic districts. Certificates of Appropriateness have been approved for a portion of the work with additional review for the remainder.

Thoroughfare/Street	Type	Existing ROW
Glasgow Drive	Local	50' ROW
Reiger Avenue	Local	50' ROW
Paulus Avenue	Local	50' ROW
Covington Lane	Local	50' ROW

STAFF ANALYSIS:

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.

1.1.5.5 Continue to facilitate neighborhood initiatives to stabilize and revitalize residential areas using historic districts, conservation districts and neighborhood overlays.

Urban Design

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

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

Neighborhood Plus

4.2 Support and leverage emerging quality and school choice programs.

	Zoning	Land Use
Site	PD No. 543, H/53, H/120	Public school
Northeast	PDD No. 543	Single family & multifamily
Southeast	R-7.5(A)	Duplex
Southwest	PDD No. 543	Randall Park
Northwest	PDD No. 543	Single family and multifamily

Land Use Compatibility:

The site is developed with both, a public high school, Woodrow Wilson High School, and a public middle school, J. L. Long Middle School, along with typical improvements associated with a public school campus, inclusive of a youth and family center. The youth and family center use operates in a structure located in the northwest quadrant of the site. Woodrow Wilson High School was built in 1928 and J. L. Long was constructed in 1933.

The school is located within a low-to-medium density residential area, consisting predominately of single family, duplex and multifamily structures. The multifamily developments are located at the north corner of Reiger Avenue and Glasgow Avenue, and east of the site along Paulus Avenue. Randall Park is located on the property to the west/southwest across Glasgow Drive.

The proposed additions to the existing schools are an approximately 72,000 square foot addition to Woodrow Wilson High School for a gymnasium and additional classroom space; and for an addition of approximately 35,000 square feet for classroom space and expansion of the cafeteria, and additional parking spaces for J.L. Long Middle School.

While some of the portables will be temporarily moved to accommodate the new construction, all the existing 13 portables will remain on the property on the location shown on the proposed development plan.

The applicant is capping the floor area to 428,000 square feet, an increase of 78,000 square feet. While the lot coverage is maintained at a maximum of 40 percent of the 17.414 acres of land, the applicant is not yet reaching that percentage. The proposed lot coverage and floor area proposed by the applicant should not negatively impact the surrounding properties. The additions to the school will be contiguous to the existing buildings. The applicant has been working with the Historic Preservation staff to ensure that the design of the proposed additions is compatible with the existing buildings and the surrounding properties.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the applicant's request and submitted Traffic Management Plan and determined that it will not significantly impact the surrounding street system. Furthermore, staff is recommending periodic reviews to the plan initially submitted with this application so as to ensure traffic patterns do not impact the built environment.

Landscaping:

PDD No. 543 requires landscaping for the school campus to comply with that on the development plan that regulates the property. The proposed expansion will comply with landscape requirements as shown in the proposed development plan. Due to the unique character of the existing structures on the property and the new proposed ones, the applicant will not meet Article X as requirements demand; however, the proposed landscaping will be meeting the spirit of Article X by providing the landscaping required and ensuring that the additional landscape is installed according to the conditions of the property, such as underground utilities that will not allow for large street trees, but will accommodate small trees.

Parking:

As of March 24, 1999, the schools were providing a total of 356 parking spaces. The records do not indicate the number of classrooms existing at the time in the two schools. The plan approved on February 23, 2011 indicates that the middle school had 62 classrooms and the high school had 85 classrooms. The parking at the time of the amendment was set as 358 spaces.

According to the proposed development plan, the campus will have an additional 52 parking spaces that will be added to the parking provided totals for the entire site. The applicant is proposing 538 parking spaces for the two schools as shown in the proposed site plan.

Historic Overlays and Historic Preservation information update:

The property possesses the H/53 and H/120 designations. Final plans, elevations, and details will require final Landmark review prior to the issuance of any building permits.

H-53, Woodrow Wilson High School

Recent Reviews Completed:

- 1/9/2017 – Landmark Commission reviewed a Courtesy Review for construction of a three-story addition (CR167-002(LC)). This was not for an actual design approval, but for feedback and comments on the direction the architects were going with the design.
- 3/6/2017 – Landmark Commission approved the relocation of four portable classrooms within the site, installation of a temporary metal canopy and ramp, and the addition of handicap striping and signage to the staff parking lot (CA167-229(LC)). The moving of these classrooms was part of their preparation for the construction of a new three story addition to the high school. Once the addition is complete, these four portables will be removed from the site.

Upcoming Review:

- 6/5/2017 – This applicant has submitted their CA request for actual approval of the three story addition. This case will go before the Commission on June 5th. Staff has recommended approval. This applicant will need to submit a demo request for the removal of a 1950s and 1970s addition to make way for this addition. However, they will not apply for the demo approval yet because demo approvals expire after 180 days and they want to wait until they are closer to their demo time (Jan 2018).

H-120, J.L. Long Middle School

Recent Reviews Completed:

1/9/2017 – Landmark Commission reviewed a Courtesy Review for construction of a two-story addition and expanded parking lot (CR167-003(LC)). This was not for an actual design approval, but for feedback and comments on the direction the architects were going with the design.

3/6/2017 – Landmark Commission approved the relocation of 10 portable classrooms within the site, and the expansion of the existing parking lot (CA167-228(LC)). The moving of these classrooms was part of their preparation for the construction of a new two story addition to the middle school. Once the addition is complete, these ten portables will be removed from the site.

Upcoming Review:

7/10/17 – This applicant has submitted their CA request for actual approval of the two story addition. This case will go before the Commission on July 10th. Most likely staff will be recommending approval. There are no demolition requests necessary for this project.

DALLAS INDEPENDENT SCHOOL DISTRICT

Board of Trustees

District 1	Edwin Flores, First Vice President
District 2	Dustin Marshall
District 3	Dan Micciche, President
District 4	Jaime Resendez, Board Secretary
District 5	Lew Blackburn
District 6	Joyce Foreman
District 7	Audrey Pinkerton, Second Vice President
District 8	Miguel Solis
District 9	Bernadette Nutall

**ARTICLE 543.
PD 543.**

SEC. 51P-543.101. LEGISLATIVE HISTORY.

PD 543 was established by Ordinance No. 23833, passed by the Dallas City Council on March 24, 1999. Ordinance No. 23833 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23833; 25163; 28130)

SEC. 51P-543.102. PROPERTY LOCATION AND SIZE.

PD 543 is established on property generally bounded by Glasgow Drive, Reiger Avenue, Paulus Avenue, and Covington Lane. The size of PD 543 is approximately 17.414 acres.

SEC. 51P-543.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, an accessory youth and family center means a multi-functional facility sponsored or operated by a school as part of the school use where a combination of social, recreational, welfare, health, habilitation, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and family members.
- (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. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 543A: development plan. (Ord. 28130)

SEC. 51P-543.104. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit 543A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site

analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-543.105. MAIN USES PERMITTED.

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

(b) The following main use is permitted by right:

-- Public school other than an open-enrollment charter school.

SEC. 51P-543.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A4.217.

(b) An accessory youth and family center is permitted in the location shown on the development plan.

SEC. 51P-543.107. 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, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet.

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

(d) Height.

(1) Except as provided in this subsection, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-

4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(2) For a public school other than an open-enrollment charter school, no maximum.

(e) Lot coverage.

(1) For a public school other than an open-enrollment charter school, maximum lot coverage is 40 percent. For purposes of this provision, the Property is considered one lot.

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

(f) Lot size.

(1) For a public school other than an open-enrollment charter school, no minimum lot size.

(2) For all other permitted uses, minimum lot size is 7,500 square feet.

(g) Floor area.

(1) For a public school other than an open-enrollment charter school, maximum floor area is ~~350,000~~ **428,000** square feet.

(2) For an accessory youth and family center, maximum floor area is 3,860 square feet.

SEC. 51P-543.108. OFF-STREET PARKING AND LOADING.

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

(b) Public school other than an open-enrollment charter school:

(1) Off-street parking must be located as shown on the development plan. The number of required off-street parking spaces, ~~based on the number of classrooms in existence on March 24, 1999, is 356~~ **538**.

(2) If additional classrooms are built in the expansion areas shown on the development plan, off-street parking must be provided per the Dallas Development Code.

(3) Parking may be provided in the required yards. (Ord. Nos. 23833; 25163; 28130)

SEC. 51P-543.108.1 TRAFFIC MANAGEMENT PLAN.

(a) In general.

(1) ~~A traffic management plan must be submitted to the city plan commission by October 1, 2011.~~

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

(3) Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan approved by the city plan commission.

(b) Queuing. Queuing within the right-of-way is prohibited unless written approval is obtained from the director of public works and transportation. Queuing within the right-of-way must not impede maneuvering for emergency vehicles.

(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, 2012. After the initial traffic study, the~~ **The** Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year, **beginning in 2019.**

(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 Section 51A-1.105(k)(3).

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

SEC. 51P-543.109. FENCING FOR A PUBLIC SCHOOL USE.

For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing is permitted in the required yards.

SEC. 51P-543.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-543.111. LANDSCAPING.

SEC. 51P-543.111. LANDSCAPING.

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

(b) Public school other than an open-enrollment charter school.

(1) Landscaping must be provided as shown on the development plan before the building official issues a certificate of occupancy.

(2) Before final inspection of the accessory youth and family center, two trees, a minimum of three caliper inches, must be planted beside the accessory youth and family center buildings as shown on the development plan.

(3) For any structure located or constructed within the "expansion areas" shown on the development plan after March 24, 1999, street trees must be planted in accordance with the following requirements:

(A) Street trees are required within a 300 foot radius of a new structure. The required trees must be planted within six months after issuance of the building permit for the new structure.

(B) The trees listed in Section 51A-10.134 must be used to satisfy the street tree requirements.

(C) Street trees must be a minimum of three caliper inches in size and planted no further apart than 30 feet, measured from the center of the tree to the center of the tree.

(D) All street trees must be irrigated by an automatic irrigation system installed to comply with industry standards or they must be planted within 100 feet of a verifiable water supply.

(E) When existing conditions along the street frontage prohibit planting large trees, one small tree may be substituted for each required street tree.

(c) Maintenance

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

SEC. 51P-543.112. SIGNS.

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

~~SEC. 51P-543.113 INGRESS-EGRESS FOR A PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL.~~

~~Ingress and egress for a public school other than an open-enrollment charter school must be provided as shown on the development plan.~~

SEC. 51P-543.113. VISUAL OBSTRUCTION REGULATIONS.

Except as provided in this section, development must comply with the visual obstruction regulations in Section 51A-4.602(d). For a public school other than an open-enrollment charter school, a chain link fence, as shown on the development plan, may be located in the visibility triangle.

~~SEC. 51P-543.113.1 EXPANSION AREA.~~

~~(a) Except as provided in this section, any improvements to be located in the expansion area shown on the development plan must be approved through the~~

~~minor amendment process or zoning change process prior to the issuance of a building permit.~~

~~(b) A minor amendment is not required for modular classrooms in the expansion area shown on the most recently approved development plan.~~

SEC. 51P-543.114. ADDITIONAL PROVISIONS.

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

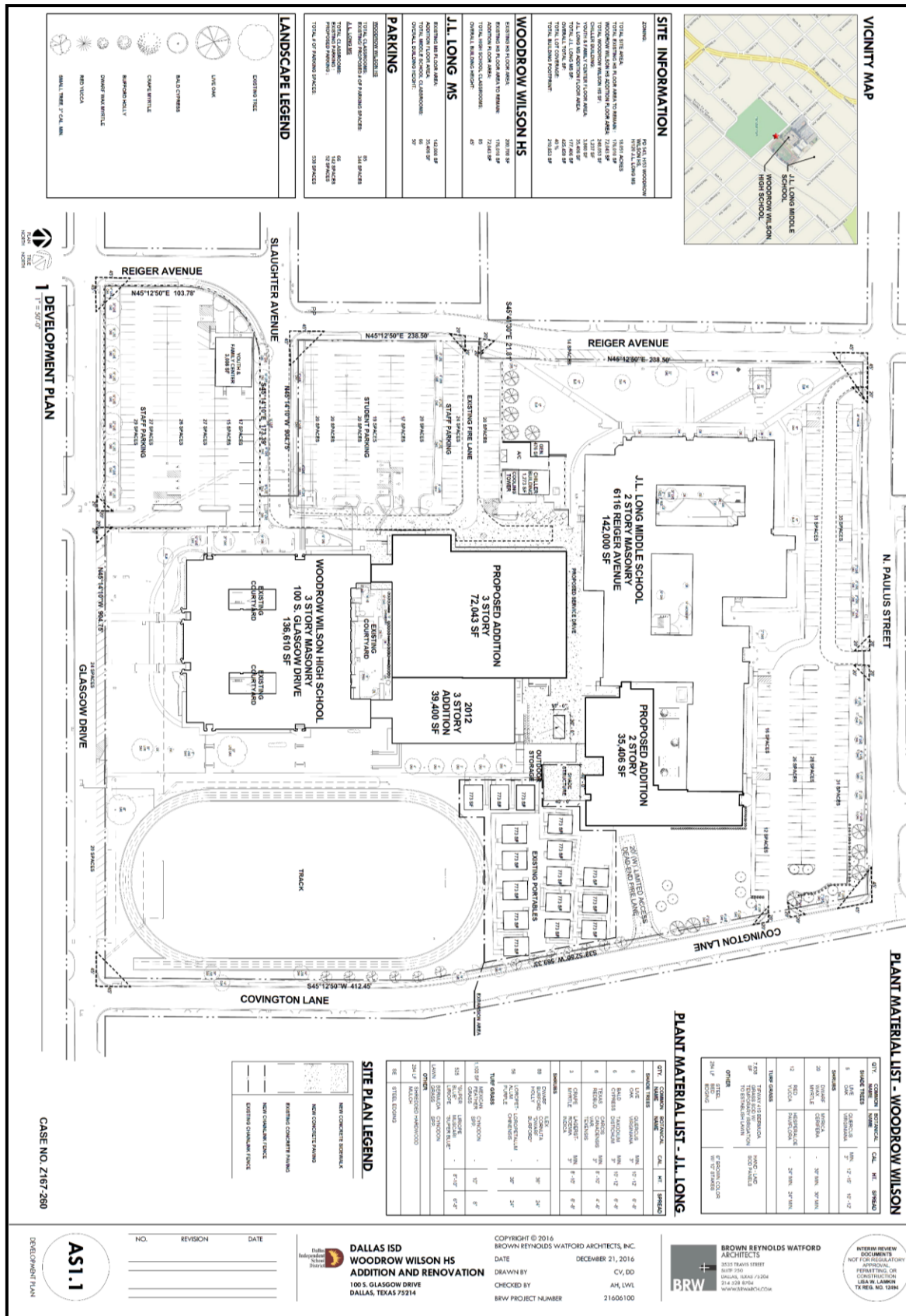
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-543.115.COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN



**Proposed TMP
J.L. Long Middle School**



Technical Memorandum

To: Karl Crawley — Masterplan Consultants
From: David Nevarez, PE, PTOE — DeShazo Group, Inc.
Date: May 23, 2017
Re: Traffic Management Plan for DISD J. L. Long Middle School in Dallas, Texas
DeShazo Project Number 17005

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing professional service in traffic engineering, transportation planning and related fields. Masterplan Consultants retained the services of DeShazo on behalf of the Dallas Independent School District (DISD) to provide a requisite Traffic Management Plan (TMP) for J. L. Long Middle School. The school is located at 6116 Reiger Avenue in Dallas, Texas.

At the time of this study, the school had an enrollment of 1,372 students in 6th through 8th grade. The school is undergoing a revision of their existing plan. Proposed changes are mainly attributed to additional classrooms with no change to student capacity. A proposed site plan showing proposed building modifications is attached as reference.

The school site is zoned Planned Development [PD] District 543. In order to gain entitlements for the proposed improvements, the school administration is seeking approval of a change to the development plan. As part of the approval process, the City of Dallas requires a TMP as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as parking and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

School Operational Characteristics

Table 1 summarizes the known operational characteristics for J. L. Long Middle School assumed in this analysis:

Table 1. School Operational Characteristics

Enrollment:	6 th – 8 th Grade > 1,271 students
Daily Start/End Schedule:	> Start: 8:35 AM > End: 3:45 PM
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: \cong 10% (~130 students) By Self-Driving: \cong 0% By Walking: \cong 0%
Approximate Number of Students with Alternate Schedules:	Extracurricular Activities: \cong 10% (~130 students)

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives.

NOTE #2: Occasional functions or other events may be held at the school which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Site Access and Circulation

The subject site provides a parking area for faculty and staff, which is accessed from N Paulus Avenue and Covington Lane. During the afternoon dismissal period, parents park on street in the vicinity of the school and wait for students. School buses load within the faculty and staff parking lot. Buses enter the parking lot at the west end of the parking lot on N Paulus Avenue and exit at the east end onto N Paulus Avenue. Most of the buses come from the south of the site heading northbound on Reiger Avenue, which operates as a one-way (northbound) operation from Glasgow Drive to N Paulus Avenue during school peak periods.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted field observations during typical school-day conditions on Thursday, January 19 and Tuesday, February 14, 2017. The peak number of parent-vehicles on site was quantified during the afternoon pick-up period. A summary of the peak number of vehicles is provided in Table 2.

Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period

# of Students	Max. Vehicle Accumulation (Observed)*
~1,017 students** (or 80% of student pop.)	Approx. 113 parent vehicles, plus 10 school buses and one van/shuttle

* Includes vehicles on- and off-site at time of peak demand, including vehicles in queue, standing, and/or parked.

** See Table 1 above

The school provides designated loading areas along the south side of N Paulus Street between Reiger Avenue and Covington Lane. However, the number of parents picking up students exceeds the designated capacity. Parents also park on the north side of N Paulus Avenue, on both sides of Glasgow Drive, Reiger Avenue and Covington Lane as well as the south side of Slaughter Avenue. Generally, the center lane of all one-way streets remains available for passing traffic.

Recommendations to Facilitate Queue Operations

Queue pick-up participation is a challenge that schools in our community face constantly. Full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

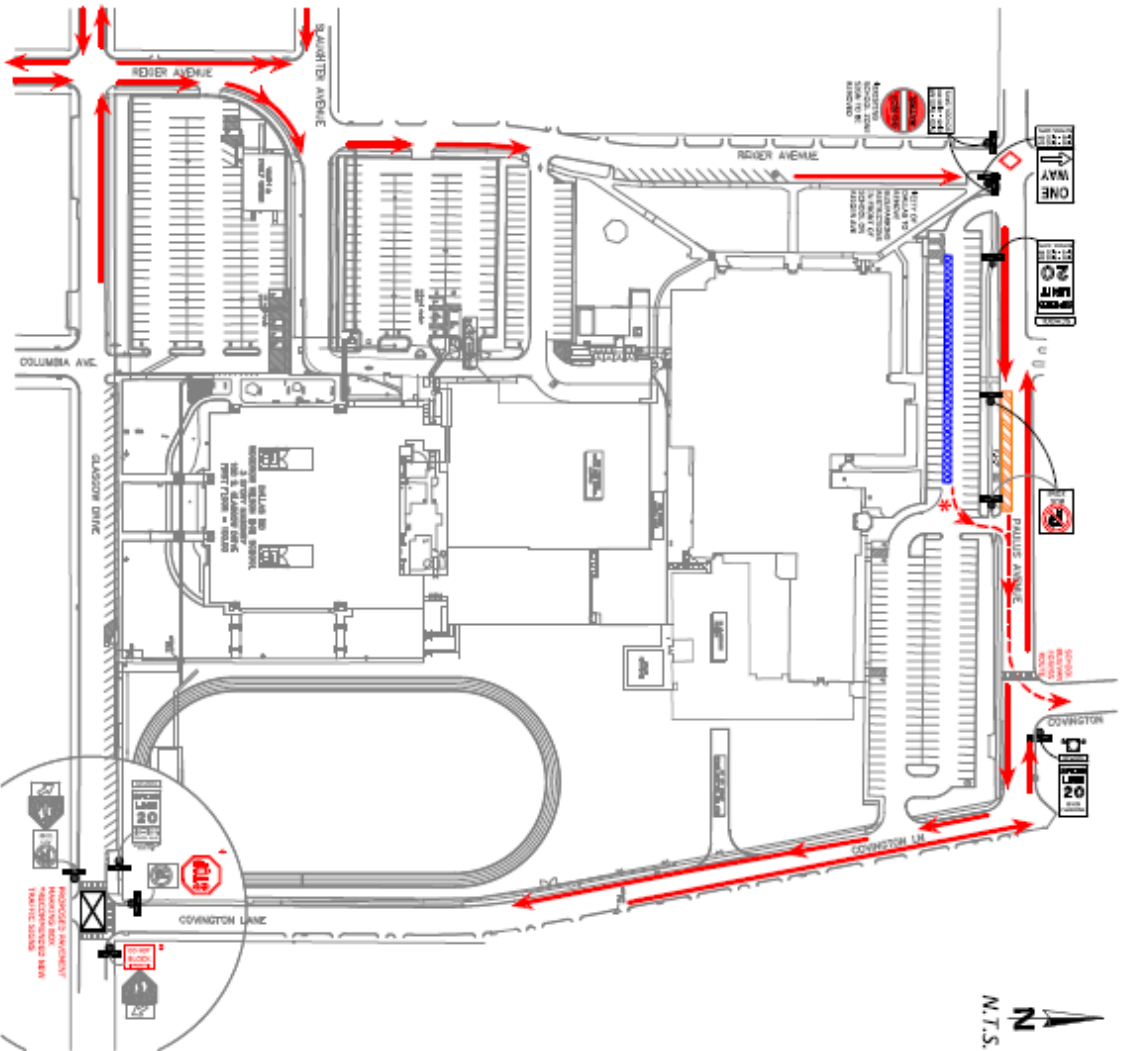
The following recommendations are provided to school administration for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during pick-up periods is notably greater than the traffic generated during the morning drop-off period due to timing and traffic concentration. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management.

- DeShazo recommends the implementation of the traffic circulation plan depicted in Exhibit 1 based upon a detailed review of existing traffic conditions.
- All outbound school buses should proceed directly onto Covington Lane to avoid mixing with pedestrian and vehicular traffic congestion on N Paulus Avenue.
- Small school buses and vans should continue to load on-site; all other vehicles should be restricted access from entering the faculty and staff parking lot. However, large school buses should load on N Paulus Avenue as shown in Exhibit 1 and Exhibit 2.
- Staff should continue to direct traffic and coordinate the loading of students on school property. However, only DISD police and/or deputized officers of the law should engage or attempt to influence traffic operations in public streets. There should be an adult school crossing guard present at the intersection of N Paulus Avenue and Reiger Avenue to guide and direct traffic.
- There is no clear evidence of any students walking home after school; school administration should investigate potential opportunities to encourage students to walk home.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

SUMMARY & RECOMMENDATIONS

This TMP is to be used by DISD J. L. Long Middle School to provide safe and efficient transportation of students, staff, and faculty. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO



Queuing Summary

Student Group	School Timings & Number of Students	Vehicular Demand		
Grades 6 - 8	8:35 AM to 3:45 PM 1,372 Students	Provided	2,676 LF (113 cars)	
		Required	2,676 LF (113 cars)	
		Surplus	0 LF (0 cars)	

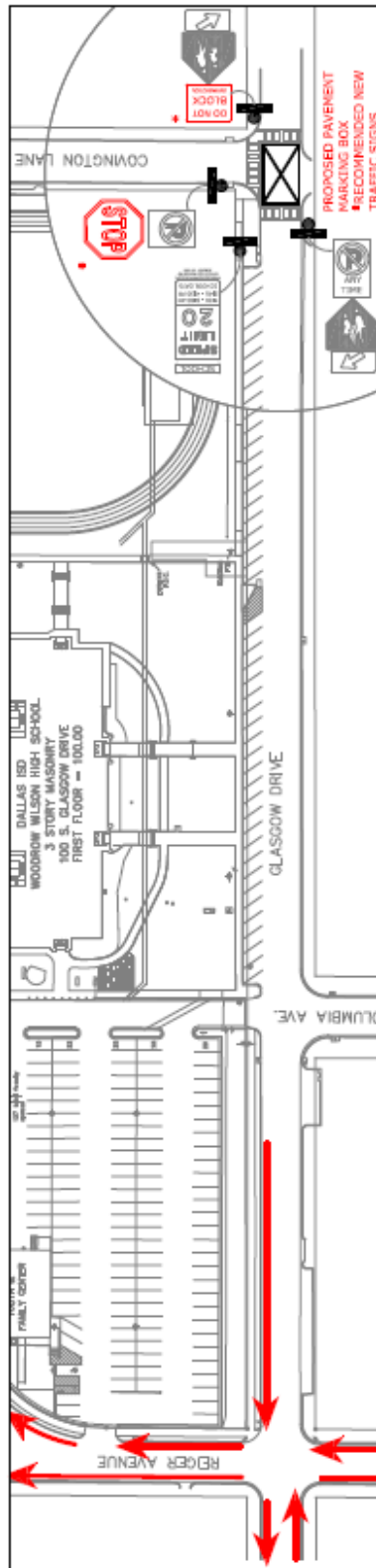
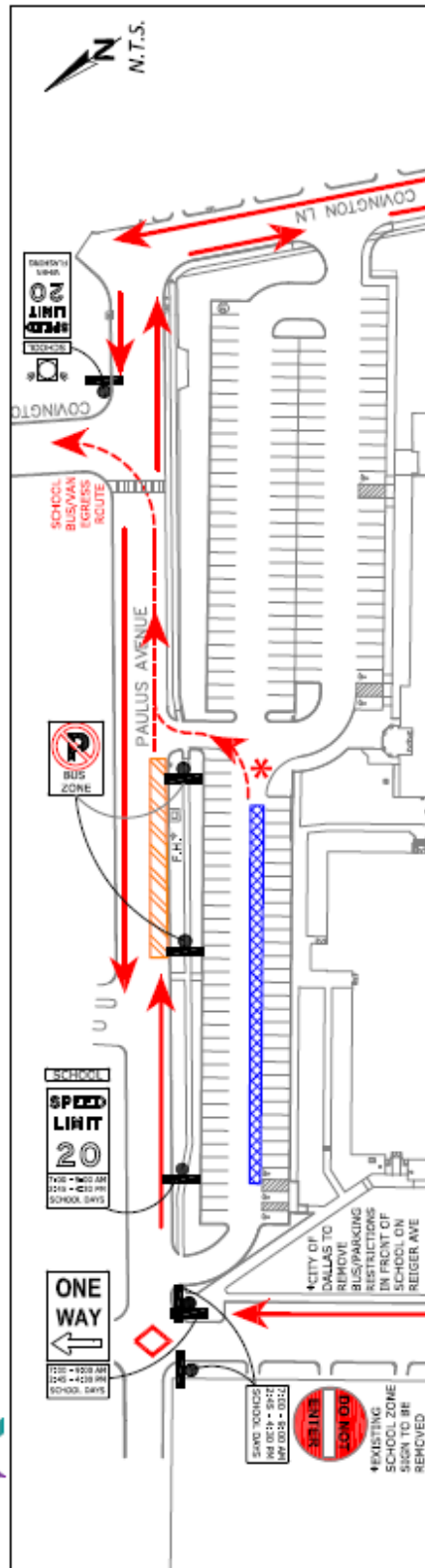
*Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- * - School Staff
- - - Bus Route
- On-Street Parking
- ◇ School Crossing Guard
- ▨ Loading Area
- ⊗ - Traffic Cams
- Ⓜ - Traffic Signs
- Ⓜ - Small (Short) Bus Loading Area
- Ⓜ - Large (Long) Bus Loading Area

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Newberry, P.E. #106500, certify that site constraints preclude the school's ability to accommodate vehicular queue on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Street Services Department.



The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. School administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way should be corrected by the school immediately.

This exhibit is not a comprehensive inventory of traffic signs.

I, David Navarro, P.E. #106300, certify that site constraints preclude the school's ability to accommodate vehicular queuing on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Street Services Department.

Legend

- School Staff
- Bus Route
- On-Street Parking
- School Crossing Guard
- Traffic Cones
- Traffic Signs
- Small (Short) Bus Loading Area
- Large (Long) Bus Loading Area

Queuing Summary

Student Group	School Schedule	Vehicular Queue
Grades 6 - 8 (1,372 Students)	8:35 AM to 3:45 PM	On-Street
		Observed
		Surplus
		0 LF (0 cars)

*Vehicular queue calculated at 23.5 feet/car based on field observations.

DeShazo Group, Inc.
Texas Registered Engineering Firm E-3159
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748-6740

EXHIBIT 2
Traffic Management Plan
DISD J. L. Long Middle School
6116 Reiger Avenue, Dallas, Texas

**Proposed TMP
Woodrow Wilson High School**



Technical Memorandum

To: Karl Crawley — Masterplan Consultants
From: David Nevarez, PE, PTOE — DeShazo Group, Inc.
Date: May 23, 2017
Re: Traffic Management Plan for DISD Woodrow Wilson High School in Dallas, Texas
DeShazo Project Number 17004

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing professional service in traffic engineering, transportation planning and related fields. Masterplan Consultants retained the services of DeShazo on behalf of the Dallas Independent School District (DISD) to provide a requisite Traffic Management Plan (TMP) for DISD Woodrow Wilson High School. The school is located at 100 S Glasgow Drive in Dallas, Texas.

At the time of this study, the school had an enrollment of 1,804 students in 9th through 12th grade. The school is undergoing a revision of their existing plan. Proposed changes are mainly attributed to additional classrooms with no change to student capacity. A proposed site plan showing proposed building modifications is attached as reference.

The school site is zoned Planned Development [PD] District 543. In order to gain entitlements for the proposed improvements, the school administration is seeking approval of a change to the development plan. As part of the approval process, the City of Dallas requires a TMP as a record of the preferred traffic control strategies and to ensure overall traffic safety and efficient operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. **This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.**

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as parking and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

School Operational Characteristics

Table 1 summarizes the operational characteristics for Woodrow Wilson High School assumed in this analysis:

Table 1. School Operational Characteristics

Enrollment:	9 th – 12 th Grade > 1,804 students
Daily Start/End Schedule:	> Start: 9:05 AM > End: 4:15 PM
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: \approx 20% (~325 students) By Self-Driving: < 10% (~105 students) By Walking: \approx 0%
Approximate Number of Students with Alternate Schedules:	Extracurricular Activities: \approx 10% (~170 students)

NOTE #1: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives.

NOTE #2: Occasional functions or other events may be held at the school which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Site Access and Circulation

The school provides student parking in front of the school off Reiger Avenue. No off-street area is available for student loading and unloading—all traffic activities take place within public right-of-way. School buses also operate clockwise in the perimeter of the student parking lot at the front of the school. Buses enter the parking lot at the north driveway on Reiger Avenue and exit at the south driveway. Most school buses arrive from the south of the site, heading northbound on Reiger Avenue, which operates as a one-way (northbound) operation from Glasgow Drive to N Paulus Avenue during school peak periods.

Passenger Unloading/Loading and Vehicle Queuing

DeShazo conducted field observations during typical school-day conditions on Thursday, January 19 and Tuesday, February 14, 2017. The peak number of parent-vehicles on site was quantified during the afternoon pick-up period. A summary of the maximum number of vehicles is provided in **Table 2**.

Table 2. Peak Vehicles Parked and In Queue during Afternoon Pick-Up Period

# of Students	Max. Vehicle Accumulation (Observed)*
~1,020 students** (or 60% of student pop.)	Approx. 128 parent vehicles, plus 13 school buses plus 105 student vehicles

* Includes vehicles on- and off-site at time of peak demand, including vehicles in queue, standing, and/or parked.

** See Table 1 above

In order to accommodate school traffic demands during peak periods, parents park in the perimeter of the school on both sides of Reiger Avenue and Glasgow Drive. Some parents also choose to park available on-street parking spaces designated for students or at the lot directly across the street at the southeast corner of the Columbia Avenue and Glasgow Drive intersection.

Summary of Traffic Queue Operations

Queue pick-up participation is a challenge that schools in our community face constantly. Full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff on their duties and expectations pertaining to this plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

The following recommendations are provided to school administration for the management of vehicular traffic generated by the school during peak traffic conditions. Generally, traffic delays and congestion that occurs during pick-up periods is notably greater than the traffic generated during the morning drop-off period due to timing and traffic concentration. In most instances, achieving efficiencies during the afternoon period is most critical, while the morning traffic operations require nominal active management.

- DeShazo recommends the implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a detailed review of existing traffic conditions.
- School buses should continue to operate on-site; all other vehicles should be restricted access from entering the school driveway and student parking lot.
- Staff should continue to direct pedestrian traffic. However, only DISD police and/or deputized officers of the law should engage or attempt to influence traffic operations in public streets. There should be an adult school crossing guard present at the intersection of Reiger Avenue and Glasgow Drive and a second guard at the intersection of Reiger Avenue and Slaughter Avenue to guide and direct traffic.
- There is no clear evidence of any students walking home after school. School administration should investigate potential opportunities to encourage students to walk home.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

SUMMARY & RECOMMENDATIONS

This TMP is to be used by DISD Woodrow Wilson High School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

Queuing Summary			
Student Group	School Timings & Number of Students	Vehicular Demand	
Grades 9 - 12	8:35 AM to 3:45 PM 1,804 Students	Provided 1,465 LF (122 cars)	Required 1,465 LF (122 cars)
		Surplus	0 LF (0 cars)

*Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- * - School Staff
- - - - - Bus Route
- - On-Street Parking
- ◇ - School Crossing Guard
- ⊗ - Traffic Cones
- ▤ - Student Parking
- ⬮ - Existing Traffic Sign
- ⊞ - Bus Loading Area

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Navarro, P. E. #106200, certify that site constraints preclude the school's ability to accommodate vehicular queue on-site. While it may not be feasible to eliminate queuing in public rights-of-way, establishing a designated school route will lessen impact to neighborhood as well as background traffic on the main roads. This option is subject to approval by the City of Dallas Street Services Department.

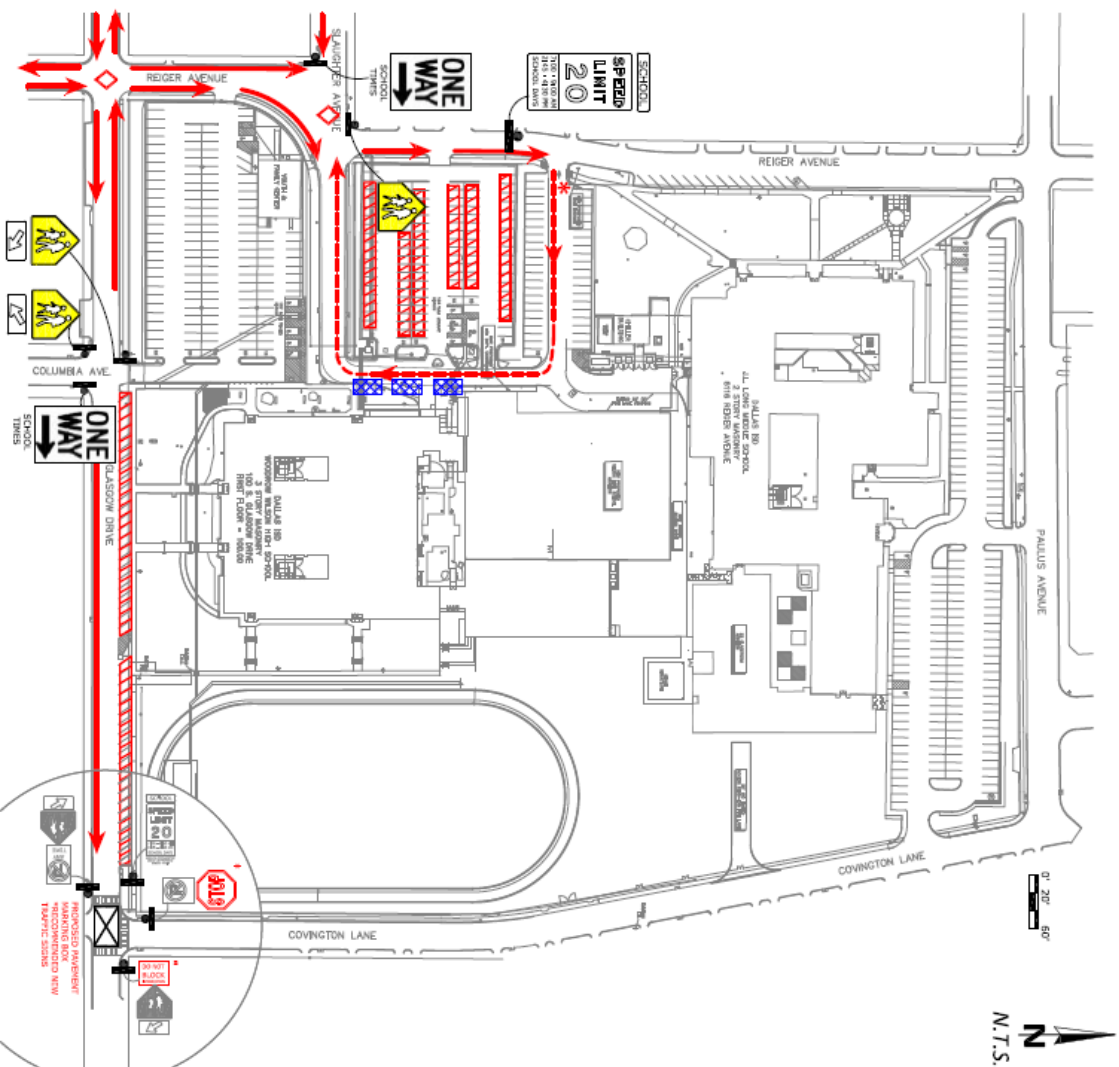


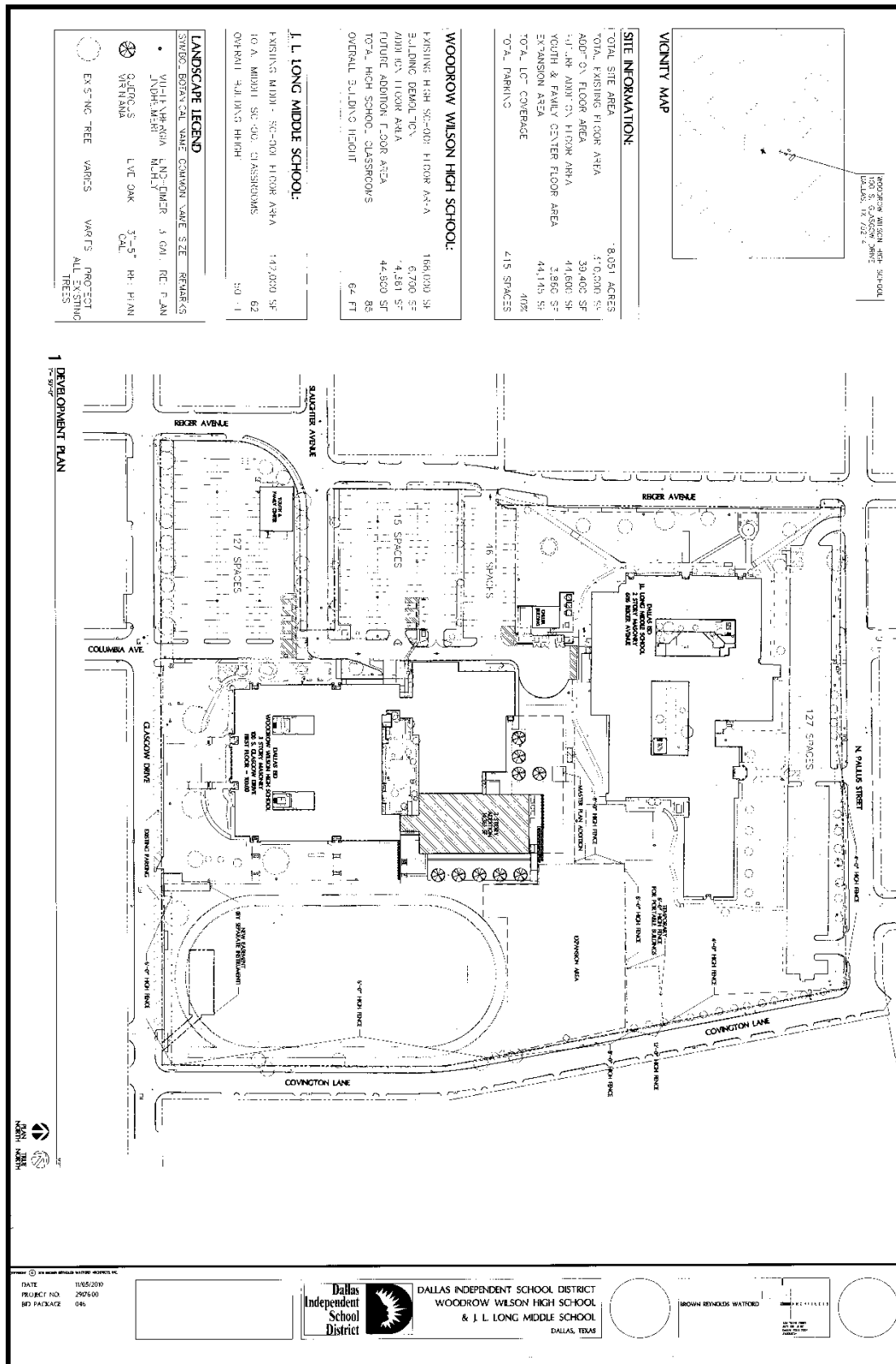
EXHIBIT 1

Traffic Management Plan

DISD Woodrow Wilson High School
1005 Glasgow Drive, Dallas, Texas

Deshazo Group, Inc.
Texas Registered Engineering Firm F-31399
400 S. Houston St., Suite 330
Dallas, Texas 75202
(214) 748-6740

Existing Development Plan



Existing TMP

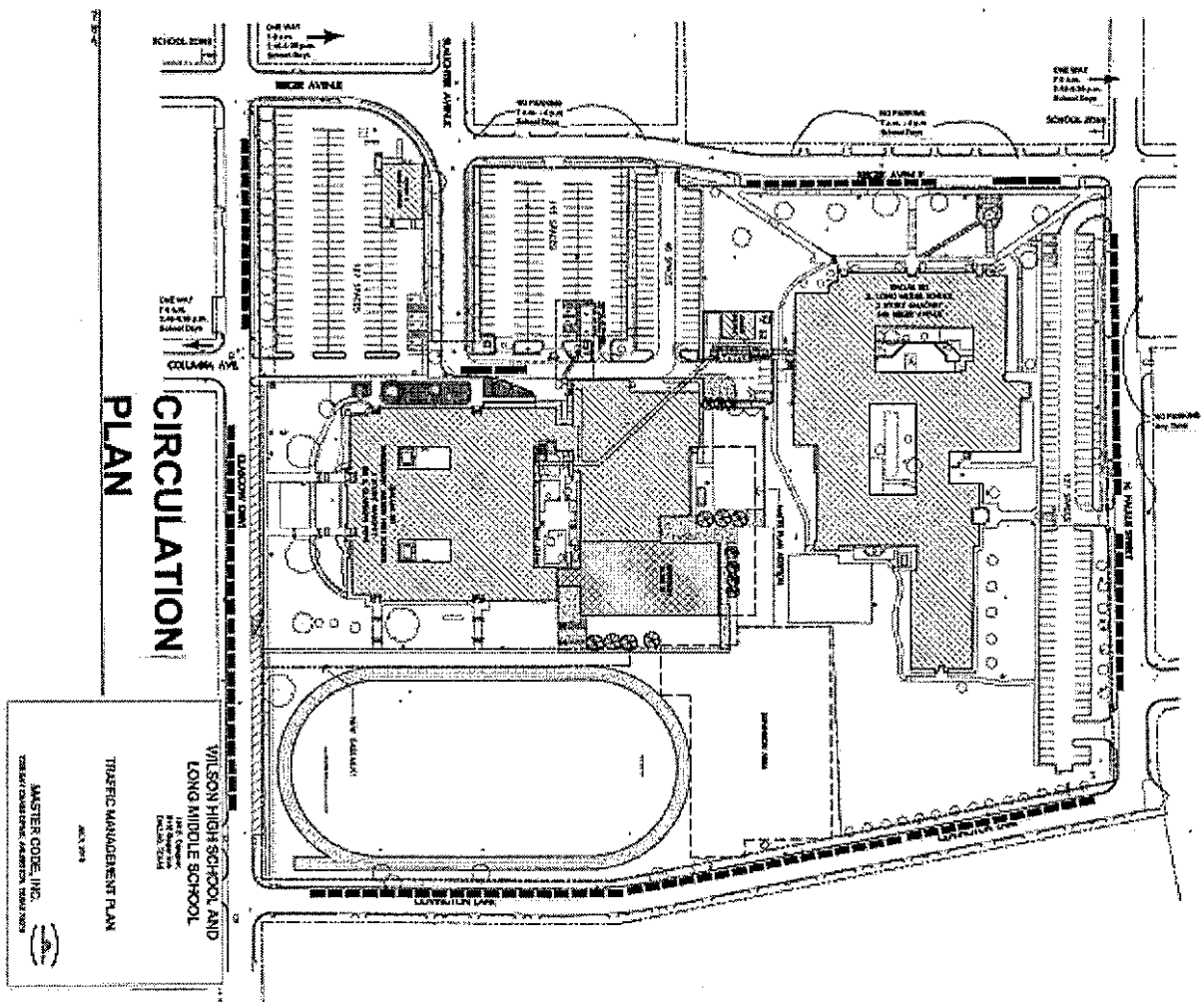
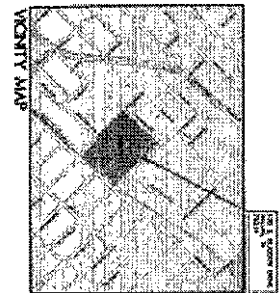
TABLE 1
EXISTING TRAFFIC VOLUMES (VPH) AT INTERSECTIONS

Intersection	Northbound	Southbound	Eastbound	Westbound
1st St / 2nd St	120	110	130	140
3rd St / 4th St	110	100	120	130
5th St / 6th St	100	90	110	120
7th St / 8th St	90	80	100	110
9th St / 10th St	80	70	90	100
11th St / 12th St	70	60	80	90
13th St / 14th St	60	50	70	80
15th St / 16th St	50	40	60	70
17th St / 18th St	40	30	50	60
19th St / 20th St	30	20	40	50
21st St / 22nd St	20	10	30	40
23rd St / 24th St	10	5	20	30
25th St / 26th St	5	0	10	20
27th St / 28th St	0	0	5	10
29th St / 30th St	0	0	0	5

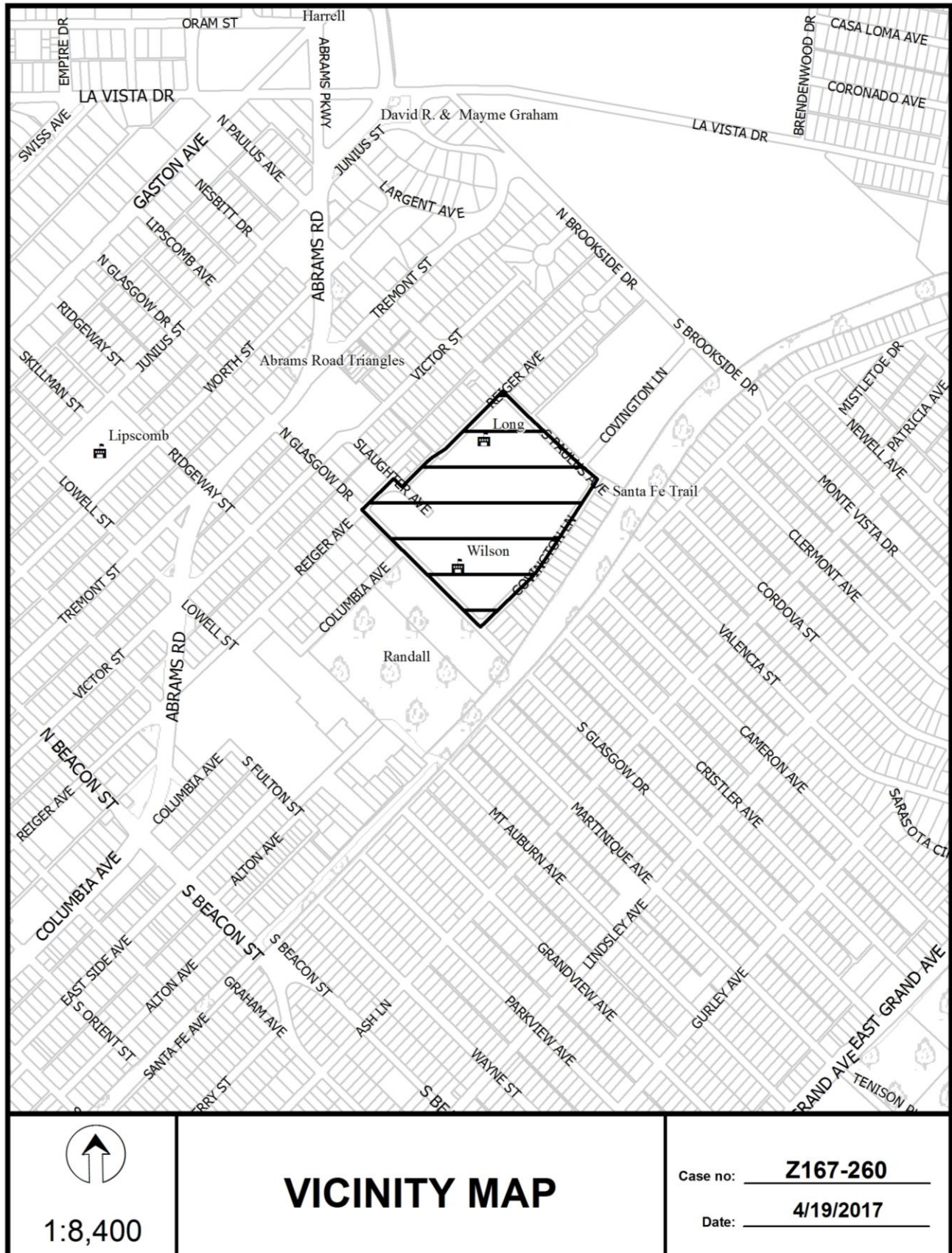
TABLE 2
EXISTING TRAFFIC VOLUMES (VPH) AT INTERSECTIONS (Continued)

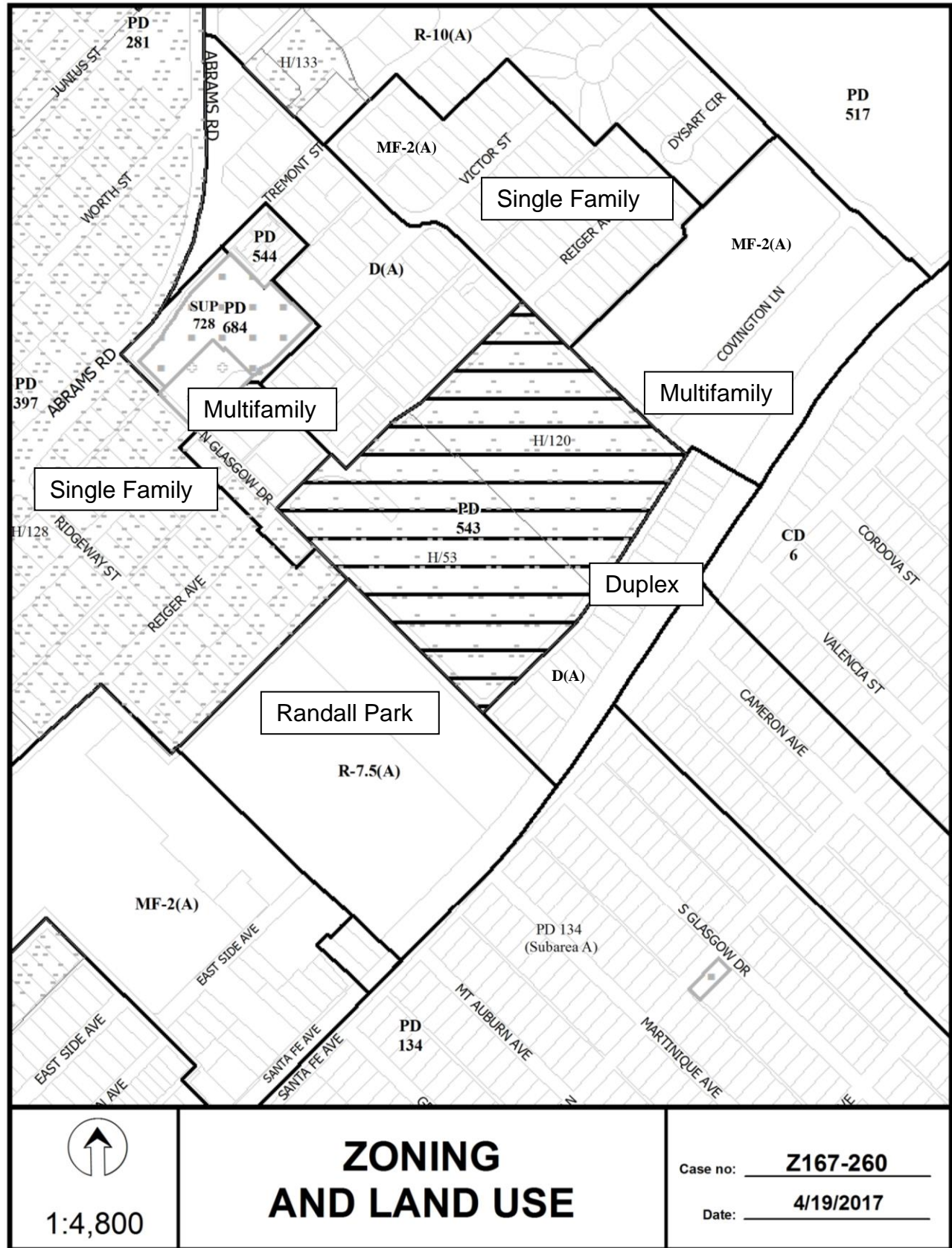
Intersection	Northbound	Southbound	Eastbound	Westbound
31st St / 32nd St	0	0	0	0
33rd St / 34th St	0	0	0	0
35th St / 36th St	0	0	0	0
37th St / 38th St	0	0	0	0
39th St / 40th St	0	0	0	0
41st St / 42nd St	0	0	0	0
43rd St / 44th St	0	0	0	0
45th St / 46th St	0	0	0	0
47th St / 48th St	0	0	0	0
49th St / 50th St	0	0	0	0
51st St / 52nd St	0	0	0	0
53rd St / 54th St	0	0	0	0
55th St / 56th St	0	0	0	0
57th St / 58th St	0	0	0	0
59th St / 60th St	0	0	0	0
61st St / 62nd St	0	0	0	0
63rd St / 64th St	0	0	0	0
65th St / 66th St	0	0	0	0
67th St / 68th St	0	0	0	0
69th St / 70th St	0	0	0	0
71st St / 72nd St	0	0	0	0
73rd St / 74th St	0	0	0	0
75th St / 76th St	0	0	0	0
77th St / 78th St	0	0	0	0
79th St / 80th St	0	0	0	0
81st St / 82nd St	0	0	0	0
83rd St / 84th St	0	0	0	0
85th St / 86th St	0	0	0	0
87th St / 88th St	0	0	0	0
89th St / 90th St	0	0	0	0
91st St / 92nd St	0	0	0	0
93rd St / 94th St	0	0	0	0
95th St / 96th St	0	0	0	0
97th St / 98th St	0	0	0	0
99th St / 100th St	0	0	0	0

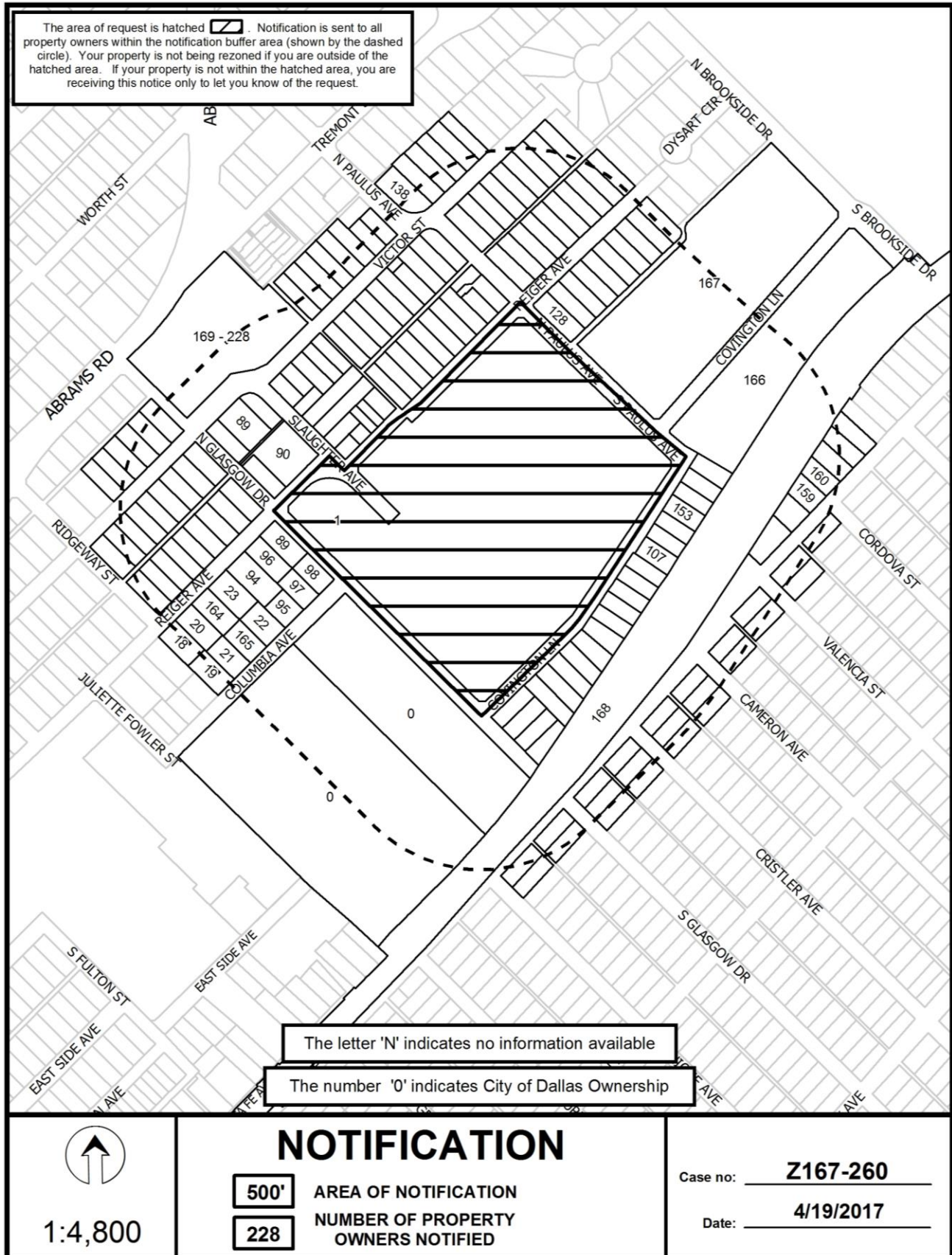
This is current condition. No proposed changes. The analyzed project is used for planning with public works concerning as identified with BROW CHANGES.



Z167-260(OTH)







04/19/2017

Notification List of Property Owners***Z167-260******228 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	100 S GLASGOW DR	Dallas ISD
2	404 MARTINIQUE AVE	JAIMES ENRIQUE &
3	400 MARTINIQUE AVE	SANCHEZ JAIME
4	407 S GLASGOW DR	GERMAN NANCY
5	401 S GLASGOW DR	INTELISIP NETWORKS LLC
6	408 S GLASGOW DR	HALIMAN SHAMALEE
7	404 S GLASGOW DR	SVENDSGAARD JASON E
8	400 S GLASGOW DR	TORRES ROSA & EDUARDO
9	405 CRISTLER AVE	RAMIREZ CARLOS R
10	401 CRISTLER AVE	BUENO ALFREDO &
11	408 CRISTLER AVE	MOUNT AUBURN LLC
12	400 CRISTLER AVE	THORNTON CHRISTIAN M
13	411 CAMERON AVE	GARCIE JO LLC
14	407 CAMERON AVE	MOUNT AUBURN LLC
15	403 CAMERON AVE	RAMOS HECTOR &
16	404 CAMERON AVE	MECCA APRIL INC
17	400 CAMERON AVE	SUAREZ CIRO
18	5834 REIGER AVE	SCHIMMING NICH BAXAVANIS VERNON
19	5837 COLUMBIA AVE	JURGENSEN CHRIS L &
20	5906 REIGER AVE	ANDERSON JOSEPH H MRS EST
21	5907 COLUMBIA AVE	SANCHEZ CHRISTOPHER F & SHELSEA N MONTES
22	5919 COLUMBIA AVE	ARCHIBALD JOHN G &
23	5918 REIGER AVE	URQUHART FISHER CAROL L
24	5919 VICTOR ST	BALDAZO JOSE LUIS SR
25	5915 VICTOR ST	JORDAN JACQUELINE
26	5900 VICTOR ST	THOMAS CHARLES MASTERSON TRUST

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5906 VICTOR ST	PROCHASKA JOSEPH K &
28	5910 VICTOR ST	WONG DIXON
29	5914 VICTOR ST	MUNOZ ORALIA HINOJOSA &
30	5918 VICTOR ST	LONG CHRISTOPHER
31	5917 REIGER AVE	ARNOLD MARK A & SARAH E
32	5915 REIGER AVE	ARIA GABRIELA A & JUAN CARLOS AGUAYO
33	5911 REIGER AVE	HALL CHERRY
34	5907 REIGER AVE	CLOUTMAN EDWARD B
35	5901 REIGER AVE	CHU RAUL AH &
36	6101 VICTOR ST	BURTON ALYSSA DUKE & JASON MICHAEL
37	6107 VICTOR ST	SANFORD QUINN & MONIKA
38	6109 VICTOR ST	JONES WILLIAM WARREN TR &
39	6115 VICTOR ST	COVELL PETER LLOYD
40	6119 VICTOR ST	7 BRIDGECASTLE LLC
41	6123 VICTOR ST	AMPARO DALLAS LP
42	6127 VICTOR ST	SHRIME LAKEWOOD INV LLC
43	6131 VICTOR ST	MOWERY DORRIE C
44	6137 REIGER AVE	JOAQUIM PATRICIA BENDER
45	6100 VICTOR ST	KLARICH SARAH CARROLL
46	6106 VICTOR ST	FRIDAY RONALD C
47	6110 VICTOR ST	WHITLOCK MICHAEL JON
48	6112 VICTOR ST	TYGART JOHN MARK &
49	6116 VICTOR ST	EDEN MICHAEL A
50	6122 VICTOR ST	EDEN MICHAEL A & MELONY A
51	6124 VICTOR ST	SMELSER DANIEL & SARAH
52	6126 VICTOR ST	SMELSER DANIEL & SARAH
53	6128 VICTOR ST	HASBANY MICHAEL & MARIA
54	6132 VICTOR ST	CROMEENS PHILIP K & PAMELA
55	6136 VICTOR ST	BATEY NICHOLAS
56	311 PAULUS AVE	SHANNON KATHIE
57	6135 REIGER AVE	CALLAHAN JOAN M

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6131 REIGER AVE	DOYLE ELISHA K
59	6125 REIGER AVE	REICHARDT WILLIAM D
60	6121 REIGER AVE	MARRERO MIGUEL M &
61	6119 REIGER AVE	DCH COMMUNITY HOLDINGS LLC
62	6113 REIGER AVE	MILYO KEITH G
63	6109 REIGER AVE	LUSH SUSAN R
64	6105 REIGER AVE	FAIREY JEFF
65	6101 REIGER AVE	ZIEGLERLOVELACE HOLDINGS LLC
66	6026 VICTOR ST	MARTIN BEVERLY A
67	6024 VICTOR ST	SCHLEYER LAUREN & JON MARK
68	6034 VICTOR ST	MENDENHALL DANIEL G &
69	6038 VICTOR ST	ZANDER RONALD LEE
70	6030 VICTOR ST	DUMAIS STEVEN M & DOMINIQUE M
71	318 SLAUGHTER AVE	SMITH HOWARD & VIVIAN
72	314 SLAUGHTER AVE	TREVINO RICHARD
73	310 SLAUGHTER AVE	MARSHALL JASON C
74	304 SLAUGHTER AVE	DMT INC
75	6041 REIGER AVE	ANDRADE AMY L
76	6039 REIGER AVE	HOWE BRYAN
77	6045 REIGER AVE	VELAZQUEZ PABLO A &
78	302 SLAUGHTER AVE	SMITH LEA RANA & TRAVIS SCOTT
79	300 SLAUGHTER AVE	STEINERT JAMES A JR & JENNIFER R
80	5935 VICTOR ST	BEAL MARK
81	5931 VICTOR ST	LEE RYAN M
82	5929 VICTOR ST	ROWE RONALD DAMON &
83	5925 VICTOR ST	FAT TIGER INVESTMENTS LLC
84	5922 VICTOR ST	LEWIS PAUL
85	5926 VICTOR ST	STANCO MICHELE JENNY B
86	5930 VICTOR ST	RALSTON BOBBY WAYNE &
87	5934 VICTOR ST	EAKINS GREG
88	320 N GLASGOW DR	LAKEWOOD WEST SHORE

Z167-260(OTH)

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6010 VICTOR ST	LAKEWOOD WEST SHORE
90	6015 REIGER AVE	6015 REIGER LLC
91	6003 REIGER AVE	PITTS MACK ALBERT
92	5927 REIGER AVE	HILBERT AARON
93	5921 REIGER AVE	ACKERMAN ROBERT L
94	5926 REIGER AVE	MARTINEZ ANNA STEWART & SALVADOR L
95	5925 COLUMBIA AVE	ALDANA HECTOR M
96	5930 REIGER AVE	NEWTON GLORIA
97	5933 COLUMBIA AVE	PATRICK LARRY T &
98	203 N GLASGOW DR	DOTTER LAURIE
99	6302 COVINGTON LN	ANDREASON KIMBERLY
100	6306 COVINGTON LN	SULLINS CHRISTOPHER J
101	6308 COVINGTON LN	HERNANDEZ NANCEY &
102	6312 COVINGTON LN	OFFENBURGER KRISTY A
103	6318 COVINGTON LN	JENSON CARIE YVONNE
104	6322 COVINGTON LN	WILLIAMSON JACK H ESTATE
105	6402 COVINGTON LN	SETTLE JODI NICOLE
106	6406 COVINGTON LN	SAUCEDO SANTOS R
107	6410 COVINGTON LN	DEAN REVOCABLE TRUST
108	6218 COVINGTON LN	TORRES VERONICA
109	306 S GLASGOW DR	BCH DEVELOPMENT LLC
110	314 S GLASGOW DR	NAJERA MIGUEL A &
111	302 S GLASGOW DR	TELLO ESPERANZA
112	6214 COVINGTON LN	RODRIGUEZ MICHAEL S
113	407 VALENCIA ST	HORNE TRUETT R & ASHLEY N D
114	403 VALENCIA ST	WOOD GLORIA KAY
115	406 VALENCIA ST	EHMANN CHARLES RICHARD
116	402 VALENCIA ST	MULCAHY MARY
117	403 CORDOVA ST	DELGADO PAUL &
118	6201 REIGER AVE	MADDOX KATHERINE G & WILL C
119	6207 REIGER AVE	SCHLECTE ANDREW K & GRACE A WEBB

Z167-260(OTH)

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6211 REIGER AVE	SCOLES SARA J &
121	6215 REIGER AVE	MELBY CLAIRE A
122	6219 REIGER AVE	SHUFELDT STEPHEN F &
123	6223 REIGER AVE	GORMAN MARY T TRUSTEE
124	6227 REIGER AVE	KEMP CHARLES E
125	6231 REIGER AVE	BEVEL PHYLLIS
126	6235 REIGER AVE	KEARNS ROBERT J &
127	6239 REIGER AVE	STROOPE COURTNEY D & DONALD C
128	6200 REIGER AVE	GULLEDGE MARY T
129	6206 REIGER AVE	HURLEY ASHLEY D
130	6210 REIGER AVE	YOU PA CHRIS ETAL
131	6214 REIGER AVE	DAUME JOSEPH & KATHLEEN
132	6218 REIGER AVE	JOHNSON MATTHEW K & WHITNEY
133	6222 REIGER AVE	KILLION SCOTT LOUIS & JESSICA EMILY
134	6226 REIGER AVE	HOTCHKISS TROY R & GINA L
135	6230 REIGER AVE	FRAZER MARTHA V
136	6234 REIGER AVE	MARHANKA EDWARD C &
137	6238 REIGER AVE	GWIN EVAN R
138	400 PAULUS AVE	LONG CHRISTOPHER R
139	6203 VICTOR ST	YOUNG HARVEY D & LOIS R
140	6207 VICTOR ST	WENBANMAST JACLYN
141	6213 VICTOR ST	CAMPAGNA ANTHONY J SR
142	6219 VICTOR ST	WILLIAMS HEATHER
143	6200 VICTOR ST	TEXCENTRIC ASSETS LLC
144	6206 VICTOR ST	WATKINS SANDRA L
145	6210 VICTOR ST	HOPKINS ANDREW D & MARGARET E
146	6214 VICTOR ST	IBARRA GUADALUPE
147	6218 VICTOR ST	LEWIS VERNON E JR &
148	6222 VICTOR ST	NORRIS RANDALL K
149	6226 VICTOR ST	FRAGA MARTHA A V
150	6230 VICTOR ST	YANK KIMBER

Z167-260(OTH)

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6232 VICTOR ST	MONZINGO CATHY
152	6619 SANTA FE AVE	ROBINETTE ERIN O
153	6426 COVINGTON LN	MORENO OMAR
154	6430 COVINGTON LN	MORENO OMAR &
155	6434 COVINGTON LN	MIX PATTI KAY
156	6438 COVINGTON LN	WATSON JIM A
157	6509 SANTA FE AVE	ESPEY CHARLES A & MEREDITH MARTIN
158	6517 SANTA FE AVE	WOODWARD STEPHEN B &
159	6523 SANTA FE AVE	GANNON MARY S &
160	6603 SANTA FE AVE	WILLIAMS ROSS
161	6609 SANTA FE AVE	HARDI JANIS
162	6615 SANTA FE AVE	ABERG THOMAS BARRY
163	6418 COVINGTON LN	HOME ALONE CORP THE
164	5912 REIGER AVE	SLAUGHTER VANNA KAY
165	5915 COLUMBIA AVE	GENTRY MARTHA NAVAR
166	101 N BROOKSIDE DR	101 NORTH BROOKSIDE DR LLC
167	101 N BROOKSIDE DR	101 NORTHBROOK DR LLC
168	401 S BUCKNER BLVD	DART
169	1600 ABRAMS RD	ALMOND TIMOTHY RAY
170	1600 ABRAMS RD	MIRACLE ROCKY R & SARAH C
171	1600 ABRAMS RD	BROWN KIRSTEN MICHELLE
172	1600 ABRAMS RD	DARBELNET LISA & JOHN K
173	1600 ABRAMS RD	MADISON BARBARA
174	1600 ABRAMS RD	SCIANTARELLI EMILY
175	1600 ABRAMS RD	DOLL JEFFREY ALLEN
176	1600 ABRAMS RD	COSTA KENIA MARTINS
177	1600 ABRAMS RD	HORNBERGER KAREN
178	1600 ABRAMS RD	FANNI ERICK F
179	1600 ABRAMS RD	ROBERTSON STEPHEN
180	1600 ABRAMS RD	SULSER MARY KITCHENS
181	1600 ABRAMS RD	BECKER KYLE M &

Z167-260(OTH)

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1600 ABRAMS RD	MASSO JAKE & KAREY
183	1600 ABRAMS RD	WHITTINGTON J RICHARD &
184	1600 ABRAMS RD	HAYWORTH RICHARD
185	1600 ABRAMS RD	WALKUP MICHAEL
186	1600 ABRAMS RD	HUBER ZANE
187	1600 ABRAMS RD	THAKRAR AMAR
188	1600 ABRAMS RD	THORNE JACQUELINE D
189	1600 ABRAMS RD	FERGUSON WILLIAM R
190	1600 ABRAMS RD	NIEDZIELSKI ANTHONY
191	1600 ABRAMS RD	SELLERS THOMAS M
192	1600 ABRAMS RD	RHODES KYLE C
193	1600 ABRAMS RD	HAMIDKHANI BENJAMIN A
194	1600 ABRAMS RD	BENNETT PAULA K
195	1600 ABRAMS RD	KEEPERS ROBERT
196	1600 ABRAMS RD	STINSON DEBRA LEE LIFE EST
197	1600 ABRAMS RD	CLAIBORNE SHAUNA I
198	1600 ABRAMS RD	MURCHISON WILLIAM VINCENT
199	1600 ABRAMS RD	ROSENE DEBORAH R
200	1600 ABRAMS RD	BRANDAO MICHAEL A
201	1600 ABRAMS RD	DOMOKOS IMOLA
202	1600 ABRAMS RD	NEVILL KENNA D
203	1600 ABRAMS RD	FARRINGTON BRYAN MICHAEL & JESSICA ANNE FILANTE
204	1600 ABRAMS RD	SEVAK MILAN S & AMANDA P SEVAK
205	1600 ABRAMS RD	RGP RESOUCES LLC
206	1600 ABRAMS RD	MURRIETACELAYA JAIME
207	1600 ABRAMS RD	MARSH LAKEISHA D
208	1600 ABRAMS RD	CYS KENT
209	1600 ABRAMS RD	RISINGER CAREY D & VICKI T RISINGER
210	1600 ABRAMS RD	PERKINS KRISTIANNA LEE
211	1600 ABRAMS RD	DANDRIDGE MICHELE
212	1600 ABRAMS RD	KRAJEWSKI CARRIE

Z167-260(OTH)

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1600 ABRAMS RD	KNIGHT JENNIFER
214	1600 ABRAMS RD	LEE SYANN &
215	1600 ABRAMS RD	PACE CHARLES D & KATHRYN W
216	1600 ABRAMS RD	WILKINSON SETH DAVID
217	1600 ABRAMS RD	FRANCESCUTTI MARK A
218	1600 ABRAMS RD	SOLE KATHLEEN M & GARY LEE
219	1600 ABRAMS RD	JARESKE CRYSTAL ANN &
220	1600 ABRAMS RD	FITZPATRICK SYBIL
221	1600 ABRAMS RD	SULLIVAN DANIEL V
222	1600 ABRAMS RD	SAYONG EDWIN
223	1600 ABRAMS RD	HOCKADAY KRISTINE E
224	1600 ABRAMS RD	PATEL SHOAB
225	1600 ABRAMS RD	WERNER BRADLEY JOHN
226	1600 ABRAMS RD	MANN WILLIAM JACK JR
227	1600 ABRAMS RD	YOUNG MARTI
228	1600 ABRAMS RD	WAGNER CHARLES BRAGDON &

FILE NUMBER: Z167-272(OTH)

DATE FILED: April 14, 2017

LOCATION: Northwest side of Hickory Street, northeast of Malcolm X Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 46-N

SIZE OF REQUEST: Approx. 0.114 acres

CENSUS TRACT: 204.00

APPLICANT/OWNER: Rafael Jamaica

REPRESENTATIVE: Rafael Jamaica

REQUEST: An application for the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals, industrial metals, and recycling materials on property zoned an IM Industrial Manufacturing District.

SUMMARY: The applicant's request is to continue to use the property as a recycling buy-back center for the collection of household metals, industrial metals, and recycling materials. [CA\$HXCAN\$].

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to conditions.

BACKGROUND:

- The property is currently being used for a recycling buy-back center for the collection of household metals, industrial metals, and recycling materials. The site is developed with a 2,063 square feet building built in 1920.
- The original SUP was approved on August 12, 2015 for a period of two-years, which is the maximum time period allowed by Code.
- The applicant is not proposing any changes to the existing site plan.

Surrounding Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Hickory Street	Local	60 ft.

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

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 proposed rezoning supports the goals and policies established in the *forwardDallas! Comprehensive Plan*.

Environment use:

Goal 6.6 Increase recycling and conservation of renewable resources.

Policy 6.6.1 Increase recycling and composting.

Land Use:

	Zoning	Land Use
Site	IM	Recycling Buy Back Center
North	IM	Vacant/ Undeveloped land
South	IM	Natatorium
East	IM	Office Warehouse, undeveloped
West	IM	Vacant, undeveloped

Land Use Compatibility:

The recycling buy-back center use is permitted by right in the IM Industrial Manufacturing District, and is limited to the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics. Additional regulations are in place for recycling buy-back centers that take in household and industrial metals. Household metals are defined as items that are customarily used in a residential dwelling not including cookware, gardening tools, or aluminum foil. Industrial metals are defined as pipes, wires, coils, condensers, automotive parts, bulky appliances and similar materials. These additional regulations are enacted through the Specific Use Permit process.

The property is surrounded by an industrial use and undeveloped land to the north; vacant and undeveloped to the west; a Dallas Independent School District natatorium to the south; and industrial and undeveloped to the east.

There are general concerns that accompany the recycling buy-back center that collects household and industrial metals, and recyclable materials. These concerns generally include noise impact, site maintenance, traffic, and the operator assurance that purchased materials are not stolen items. It is because of these concerns; there are strict SUP regulations that focus on these this type of use. Additional regulations for recycling buy-back centers include:

1. The maximum floor area for a recycling buy-back center is 10,000 square feet.
2. No more than one recycling use is permitted in a building site
3. This use must be located at least 1,000 feet from another recycling use
4. Materials stored at this use must be removed at least once a week or before reaching capacity.
5. Limits the two types of accepted metals to household and industrial metals

The purchasing, collecting, or soliciting of metals is regulated under Chapter 40B of the Dallas City Code, secondary metal recyclers. Chapter 40B requires a secondary metal recycler's license and specifies operations for secondary metal recyclers. The purpose

of the regulations in Chapter 40B is to promote the recovery of stolen property, particularly property composed of certain metals.

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 site's development contains the use entirely within a structure and has a solid fence in the front. The required off-street parking is covered and located behind the main gates through the main driveway. The site is gated when the recycling buy-back center is closed. These site characteristics will serve to minimize the impact of the development on the surrounding properties.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM	15'	30'	2.0 FAR	110'	80%	Proximity slope	Industrial, wholesale distribution, etc.

Parking: The off-street parking requirement for a recycling buy-back center is one space per 500 square feet of floor area. The applicant is not proposing any changes to the area; therefore, the required parking is four parking spaces. The applicant is providing five off-street parking as shown in the existing site plan.

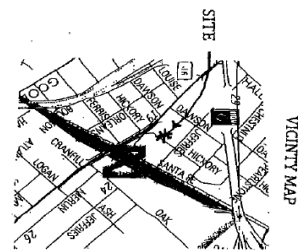
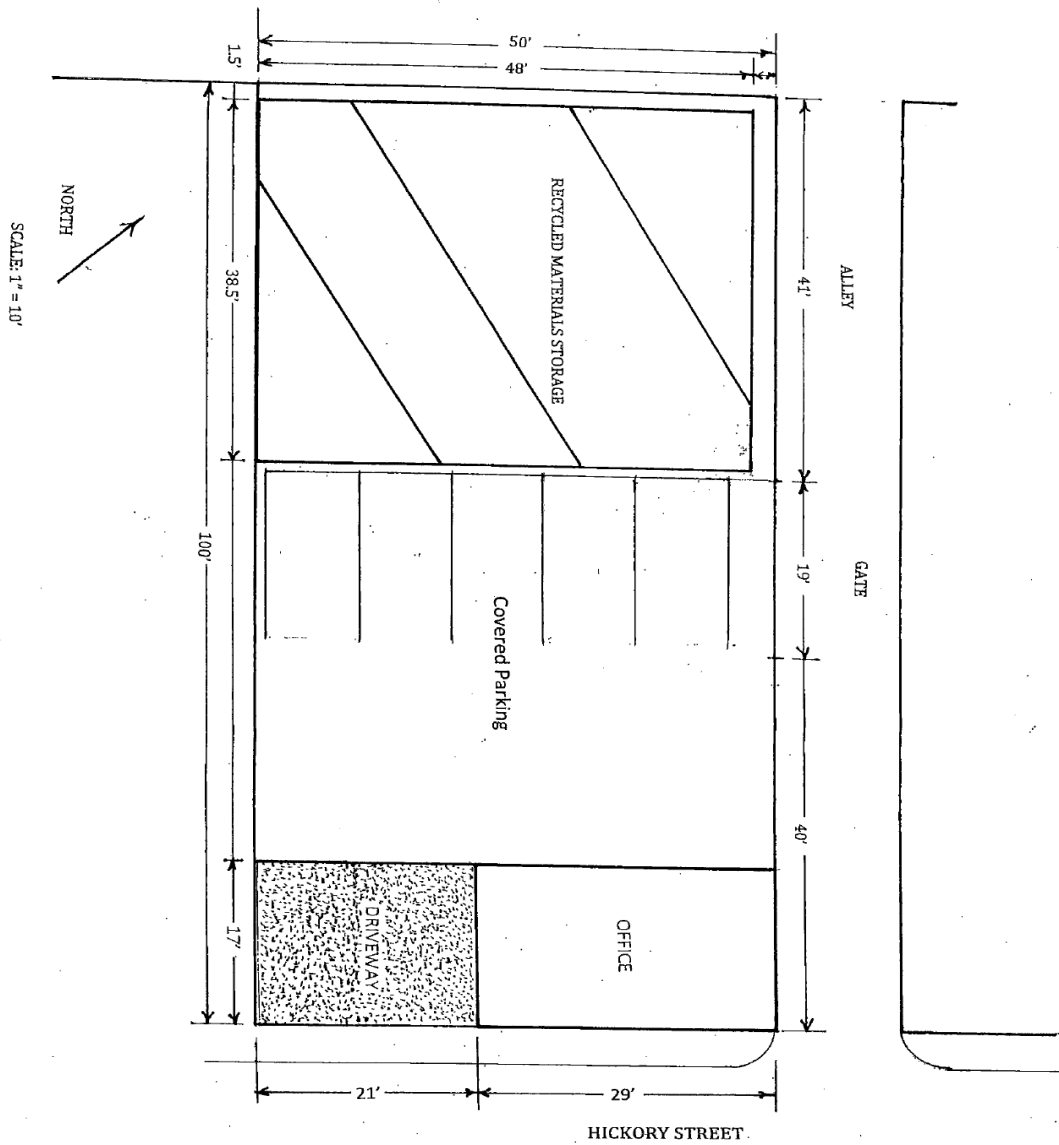
Landscaping: There request does not include any additional impervious coverage. Therefore, Article X will not be triggered.

Police Department: The Dallas Police Department has indicated that the applicant is in compliance with Chapter 40B in operating the proposed recycling collection center.

**PROPOSED CONDITIONS
Z167-272(OTH)**

1. USE: The only use authorized by this specific use permit is a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials. No other materials may be collected or recycled.
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 ~~August 12, 2017~~, (2 years from ordinance).
4. GATE: The driveway gate abutting Hickory Street must remain open during the hours of operation.
5. HOURS OF OPERATION: The recycling buy-back center may only operate between 8:00 a.m. and 7:00 p.m., Monday through Sunday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan.
8. REGULATED PROPERTY LICENSE: The operator of this use must have a secondary metal recycler's license under Dallas City Code Chapter 40B.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

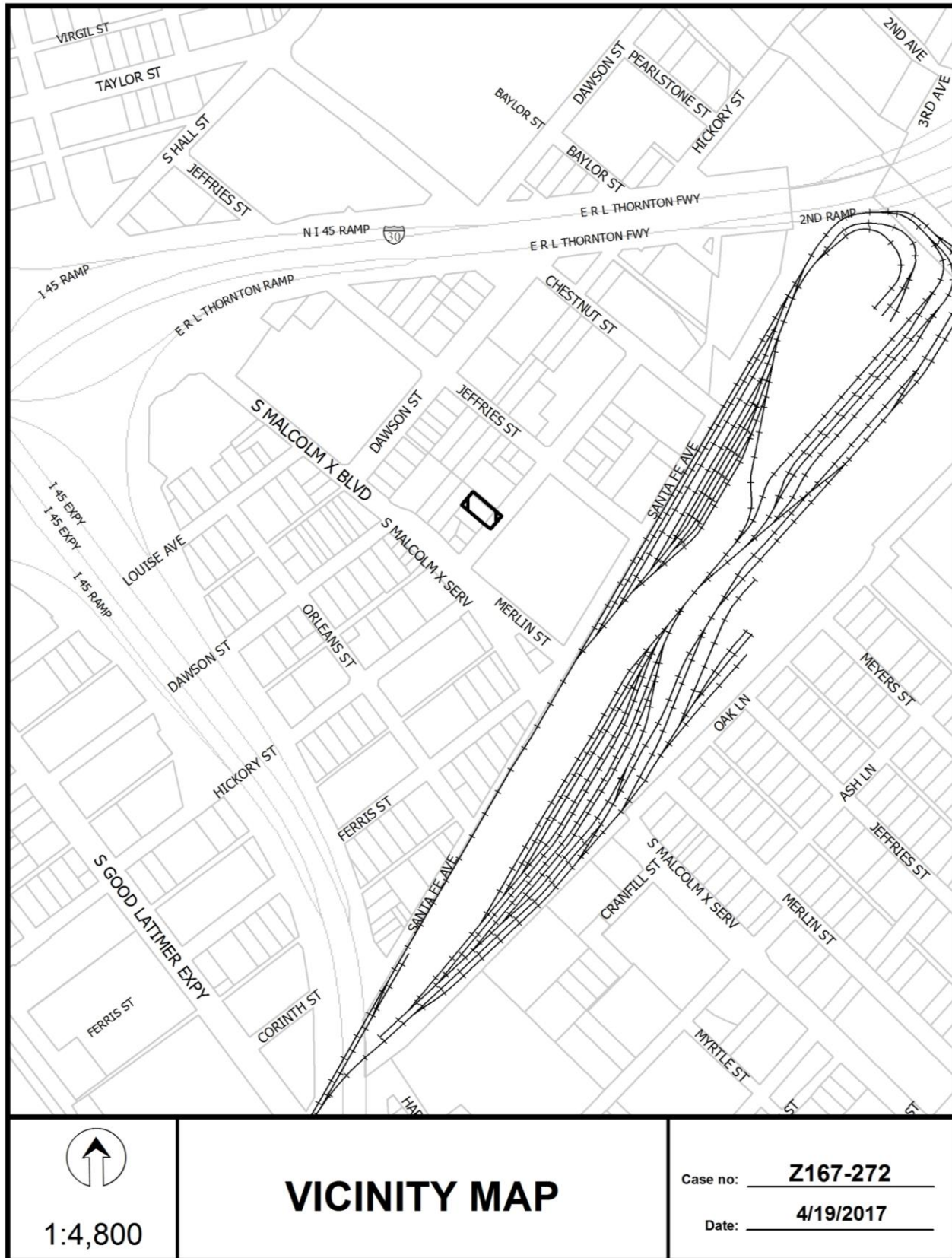
EXISTING SITE PLAN



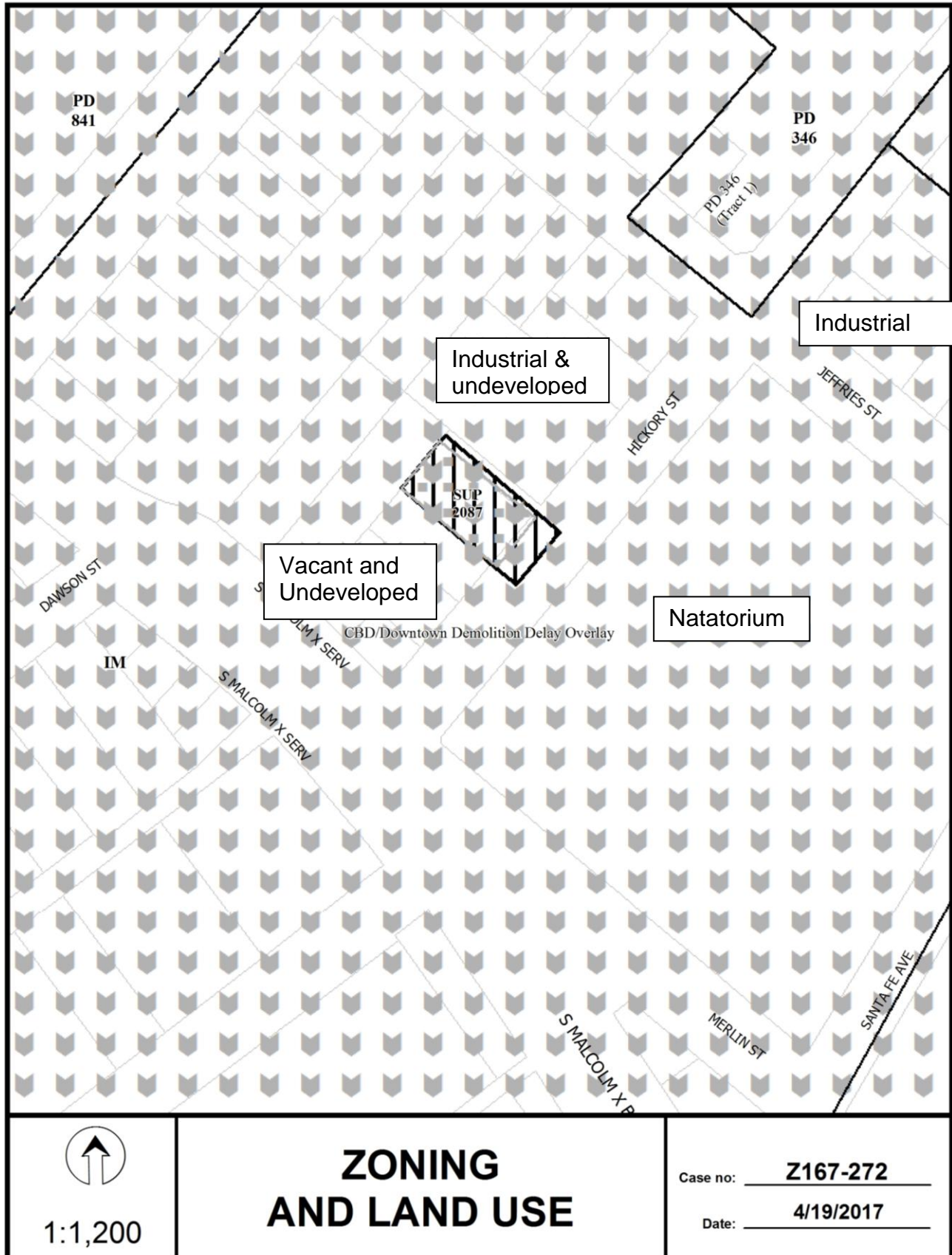
Site Data	
Use:	Recycle Buy Back Center
Zoning:	IM
Lot Area:	5,000 s.f.
Use Area:	2,000 s.f.
Parking	
Required:	5
Provided:	5

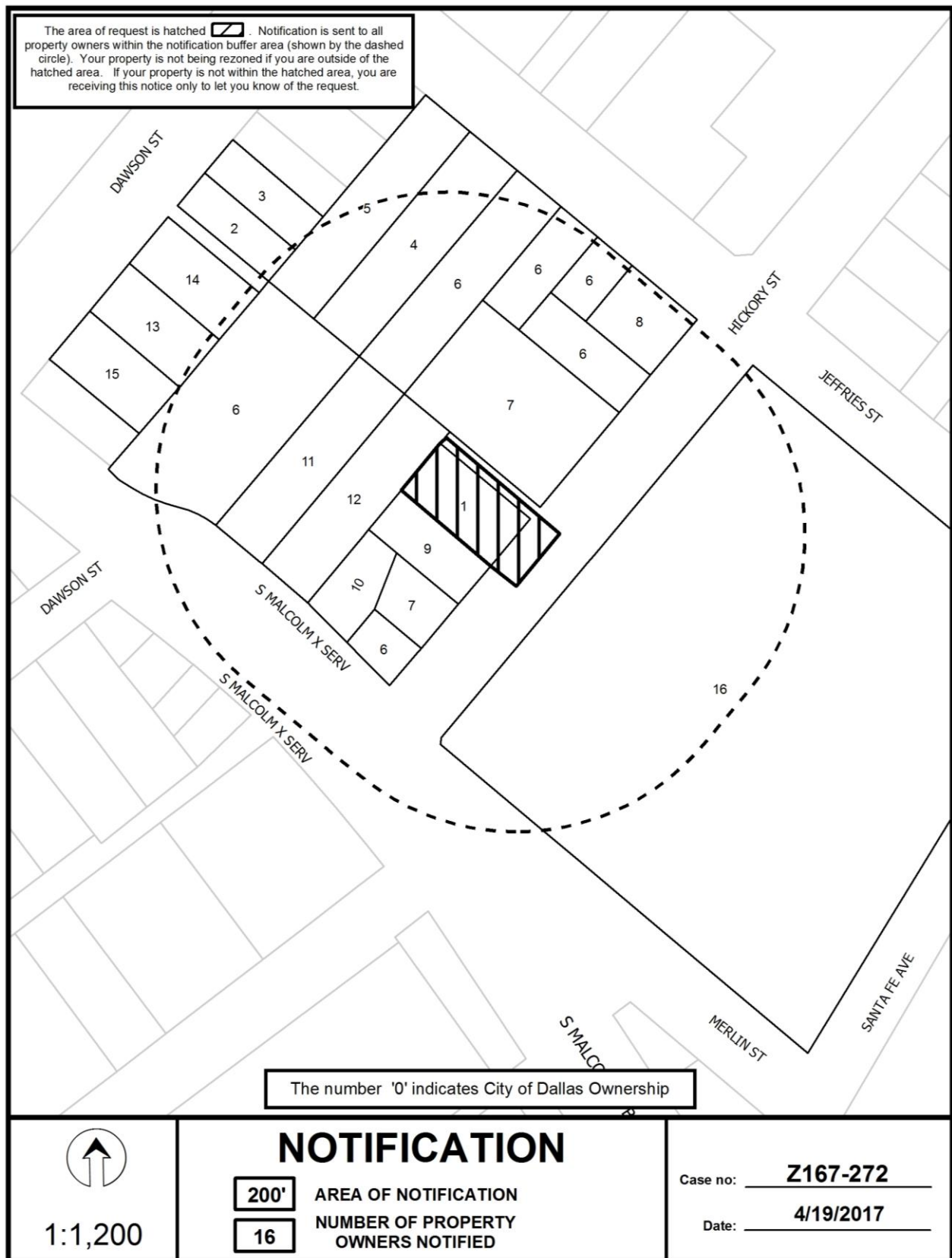
SITE PLAN

Z167-272(OTH)









04/19/2017

Notification List of Property Owners
Z167-272

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2813 HICKORY ST	JAMAICA RAFAEL &
2	2814 DAWSON ST	CRABTREE J M EST
3	2816 DAWSON ST	TOVAR DOMINGA &
4	1715 JEFFRIES ST	HERNANDEZ ALLEN ET AL
5	1711 JEFFRIES ST	GRAVES PROPERTIES INC
6	1717 JEFFRIES ST	KIRK SHEET METAL CO INC
7	2819 HICKORY ST	KIRK SHEET METAL CO
8	2827 HICKORY ST	DURON MARCIANO
9	2811 HICKORY ST	JAMAICA RAFAEL & HENRIETTA
10	1824 S MALCOLM X BLVD	HEARD CHESTER LYNN
11	1814 S MALCOLM X BLVD	HEARD CHESTER
12	1818 S MALCOLM X BLVD	HEARD CHESTER L
13	2808 DAWSON ST	RAMIREZ HERMAN
14	2812 DAWSON ST	GARCIA FRED
15	2804 DAWSON ST	RODRIGUEZ PHILLIP LIFE ESTATE
16	1940 S MALCOLM X BLVD	Dallas ISD

FILE NUMBER: Z167-195(KK)

DATE FILED: January 25, 2017

LOCATION: North of Grady Niblo Road, east of Spur 408

COUNCIL DISTRICT: 3

MAPSCO: 61 B-D, G, H

SIZE OF REQUEST: Approx. 29.76 acres

CENSUS TRACT: 165.20, 165.21

APPLICANT: SBA 2012 TC Assets, LLC

OWNER: UMEP, INC

REPRESENTATIVE: Virtual Site Walk LLC., Jacob Hamilton

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Planned Development District No. 612 for residential and institutional uses.

SUMMARY: The applicant proposes to legalize the existing 117 foot monopole tower for cellular communication with an 8 foot lightning rod for a total height of 125 feet, by obtaining a new SUP. The previous SUP expired on September 13, 2010.
[Sprint, T-Mobile, Verizon]

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 property is currently developed with the existing monopole tower for cellular communication, an open-enrollment charter school [UME Preparatory], and a church. The site contains a 2,400 square-foot area that houses the existing monopole tower for cellular communication and auxiliary structure.
- The existing monopole tower is 117 feet tall with an 8 foot lightning rod for a total height of 125 feet.
- The Specific Use Permit allows this additional use of the property and does not change the existing Planned Development District No. 612 zoning. The uses permitted by the present zoning will continue to be allowed.
- The previous Specific Use Permit, SUP No. 1420, was approved on September 13, 2000, for a ten year period with eligibility for automatic renewals for additional ten-year periods. This SUP expired on September 13, 2010. Ownership of the tower has changed since the expiration of the previous SUP, the applicant did not detail why a renewal was not applied for by previous ownership.
- The tower was constructed in February of 2001, antennas were added to the tower in September of 2007 according to permit documents.

Zoning History: There has been two recent zoning change requests in the area.

1. **Z145-186** On August 12, 2015, the City Council approved the application and an ordinance granting an amendment to Planned Development District No. 612 and approval of the repeal of Specific Use Permit No. 1950 for an open-enrollment charter school.
2. **Z167-211** On May 18, 2017, the City Plan Commission recommended approval to amend Planned Development District No. 612 for residential and institutional uses, located north of Grady Niblo, east of Spur 408. This case will be considered by the City Council on June 28, 2017.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Spur 408	State Highway	Variable Lane Widths

Surrounding Land Use:

	Zoning	Land Use
Site	PDD No. 612	Church, Open-enrollment charter school, tower/antenna for cellular communication
North	A(A)	Undeveloped land
East	TH-2(A), MF-1(A), A(A)	Undeveloped land
South	MF-1(A), A(A)	Multifamily, Undeveloped land
West	A(A)	Spur 408 Freeway, Single family, Undeveloped land

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.

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

Land Use Compatibility:

The area of request is approximately 29.76 acres and is partially developed with an open-enrollment charter school, church, and an existing monopole tower for cellular communication. The area of request contains a 2,400-square-foot lease area that is improved with a monopole tower for cellular communication. The monopole tower is at a height of 117 feet with an 8 foot lightning rod for a total height of 125 feet. The applicant has detailed that the proposed tower height is the minimum height necessary to provide the required coverage relative to nearby complementary wireless facilities. Per the applicant, the reason this request was submitted is because when the current owner acquired the cellular facility from another ownership, they learned that the Specific Use Permit has expired. The previous SUP expired on September 13, 2010.

Residential proximity slope does apply to this site. The closest site of origination is the eastern property line where PDD No. 612 abuts an A(A) Agricultural District. The tower is 116 feet in height and is located approximately 43 feet away from the site of origination. This height and location means that the tower encroaches into the residential proximity slope, a 1 to 3 slope, by 102 feet in height. In order for the tower not to encroach into the residential proximity slope the tower would have to be setback

348 feet from the eastern property line where the property is directly adjacent to a residentially zoned district. Due to the configuration of the site and how the lot narrows to a point traveling north along the property this would place the existing monopole tower off site and into the right-of-way. The tower cannot be located on site and not encroach into residential proximity slope given the current location.

The request site is located within a predominately rural and undeveloped area. The closest residential development is approximately 1,392.50 feet east. There is a developed multifamily complex south of the area of request by 2,895 feet. All property surrounding the site is either heavily treed or is state highway right-of-way.

The applicant has detailed that the site serves Sprint, T-Mobile, Verizon, and a few smaller companies as tenants given the current configuration and height of the tower. The existing monopole tower is not proposed to change in anyway, nor will the existing lease area increase in size. The applicant asserts that the area will allow wireless telephone providers the necessary infrastructure for attaching their equipment to transmit and receive radio signals to and from their customers.

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.

Development Standards:

DISTRICT	SETBACKS		Lot Area	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 612	50'	20'/50'	1 Dwelling Unit/3 acres	59'	10%	N/A	Agricultural, single family, church, institutional

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 auxiliary building is more than 120 square feet, therefore one off-street parking space is required. This space will be provided on site along with the additional required parking for the open-enrollment charter school and church. The total site is required to provide 321 spaces and is providing 343 spaces.

Landscaping:

In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because no new development is proposed.

Traffic:

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

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 29.76-acre tract of land, and the notification area will extend from this boundary rather than from border of the 2,400-square foot lease area of the tower/antenna for cellular communication.

List of Partners/Principals/Officers

Members of SBA 2012 TC Assets, LLC, a Foreign Limited Liability Company:

1. Thomas P. Hunt, Title Director, Senior Vice President, Secretary
2. Jeffrey A. Stoops, Title Director, President
3. Jason Silberstein, Title Senior Vice President

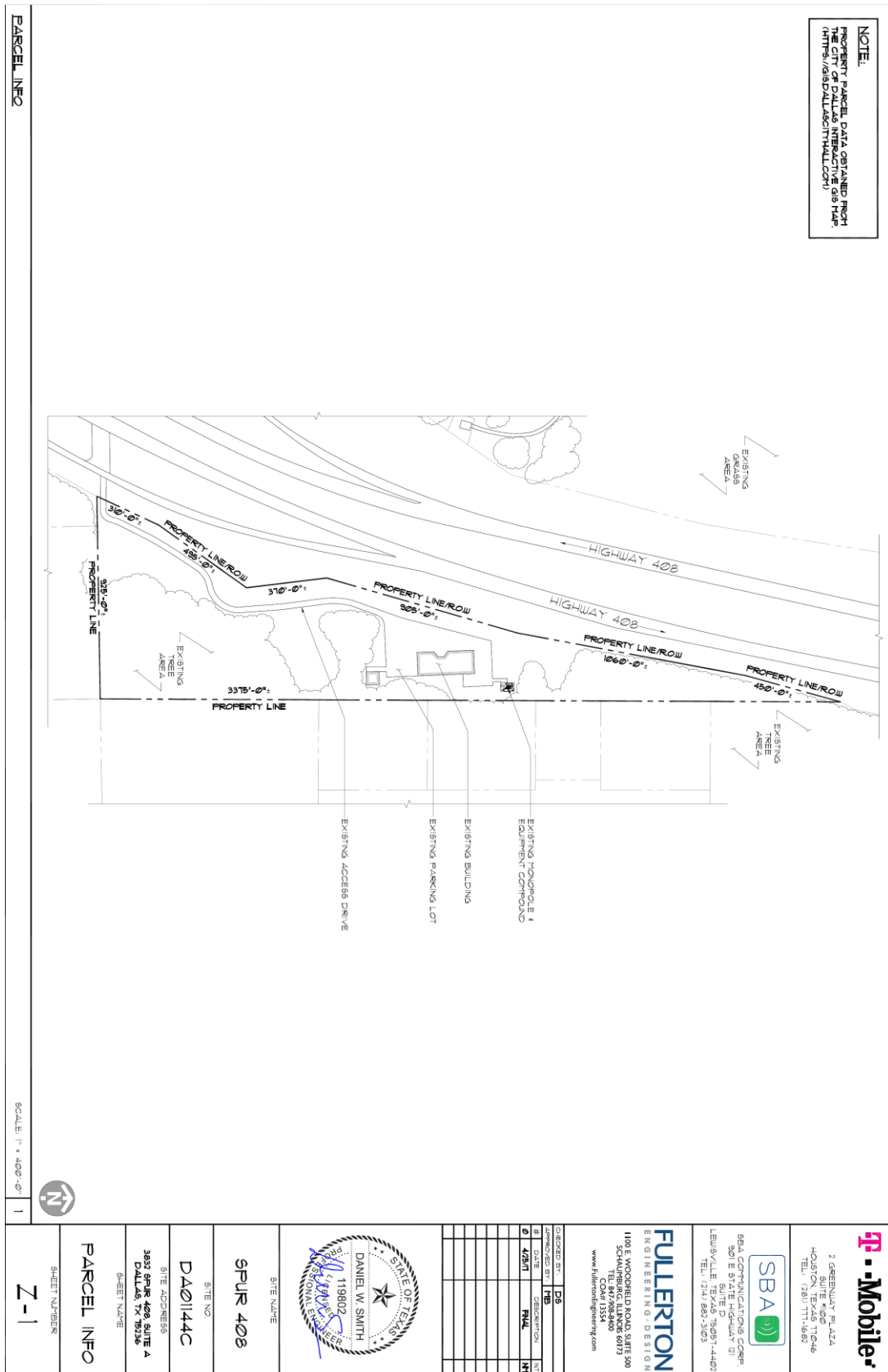
Principal place of business: 8051 Congrees Avenue, Boca Raton, FL, 33487
Registered Agent is the Corporate Creations Network, Inc., 11380 Prosperity Farms Road, STE#221E, Palm Beach Gardens, FL, 33410

**Proposed SUP Conditions
Z167-195 (KK)**

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. SITE PLAN: 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 ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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. HEIGHT: Maximum height of the tower/antenna for cellular communication is 117 feet with an 8 foot lightning rod for a total height of 125 feet.
5. MONOPOLE CELLULAR TOWER DIMENSIONS:
 - A. The pole portion of the tower/antenna for cellular communication may not exceed 42 inches in diameter.
 - B. The platform portion of the tower/antenna for cellular communication may not have a horizontal cross sectional area greater than 196 square feet.
 - C. The depth of the platform may not exceed four feet, excluding any whip antenna.
6. 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.

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.

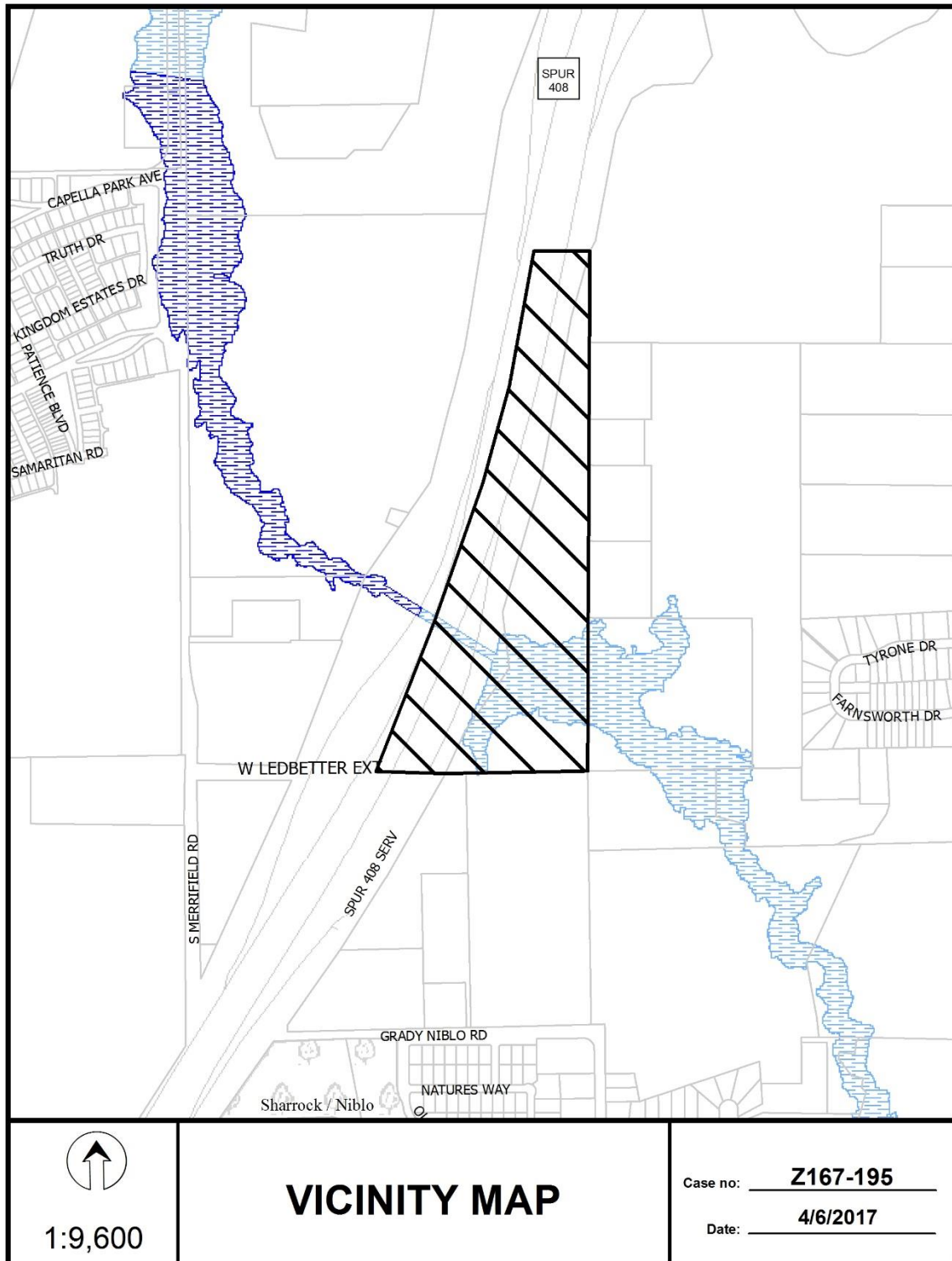
PROPOSED SITE PLAN

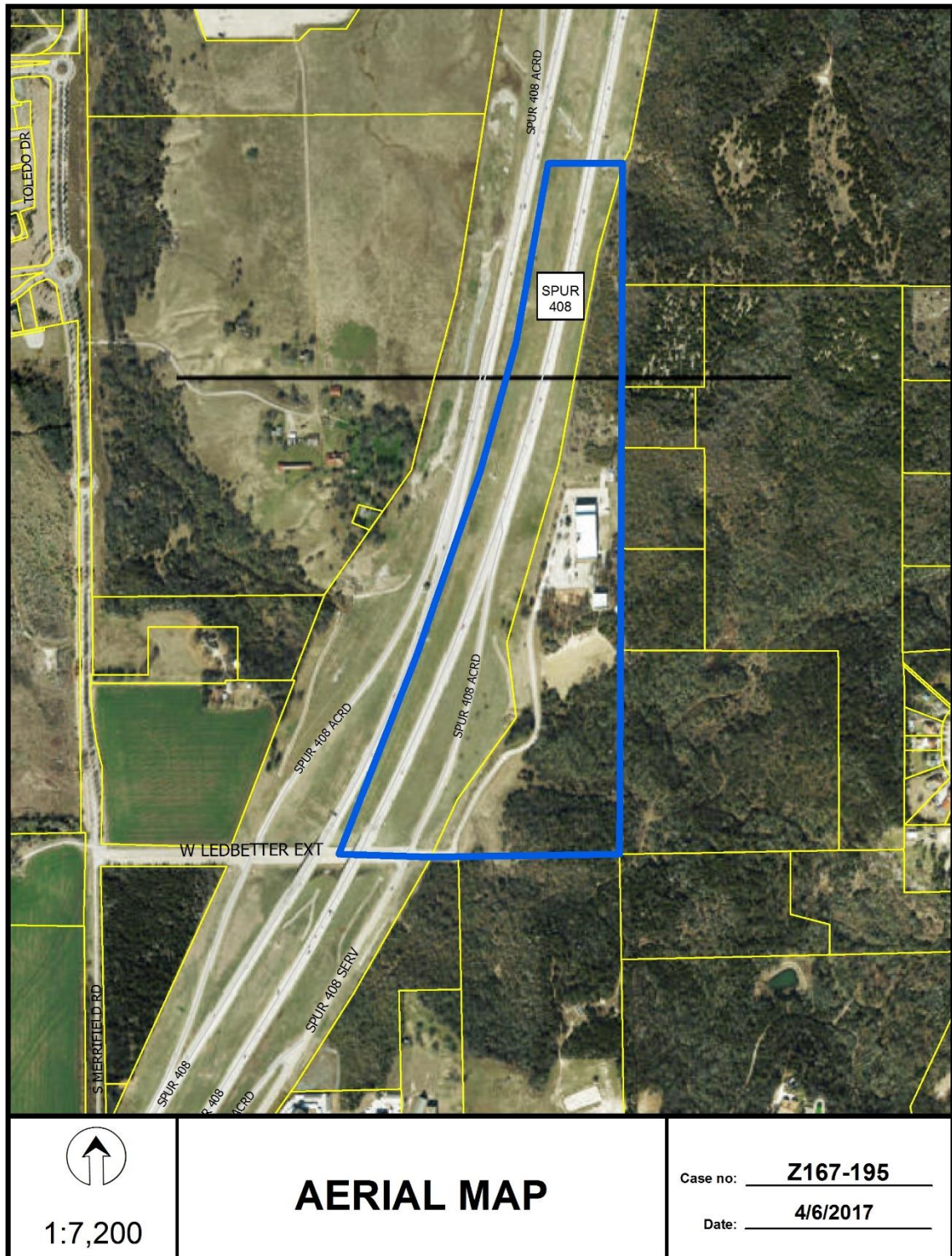


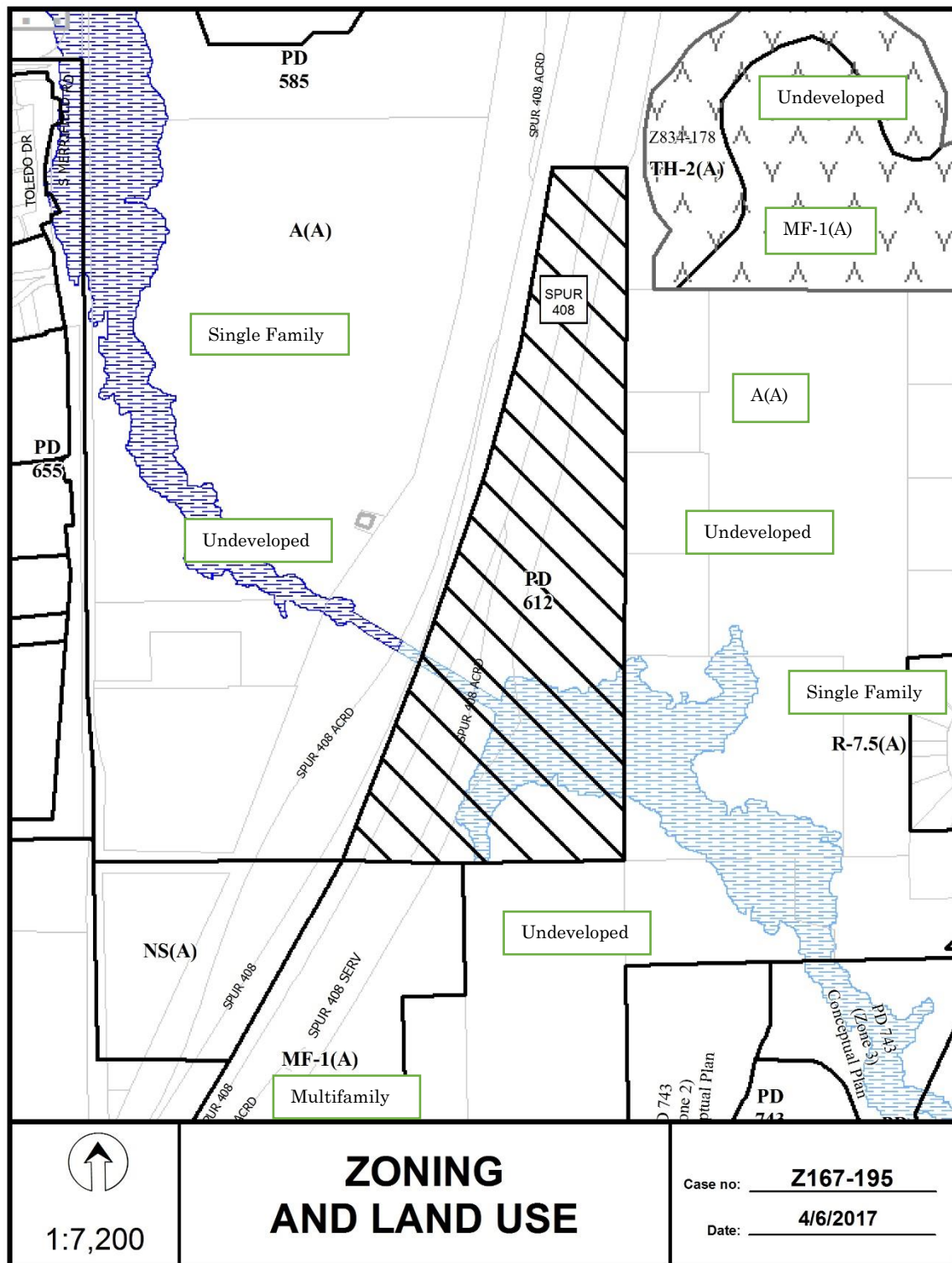


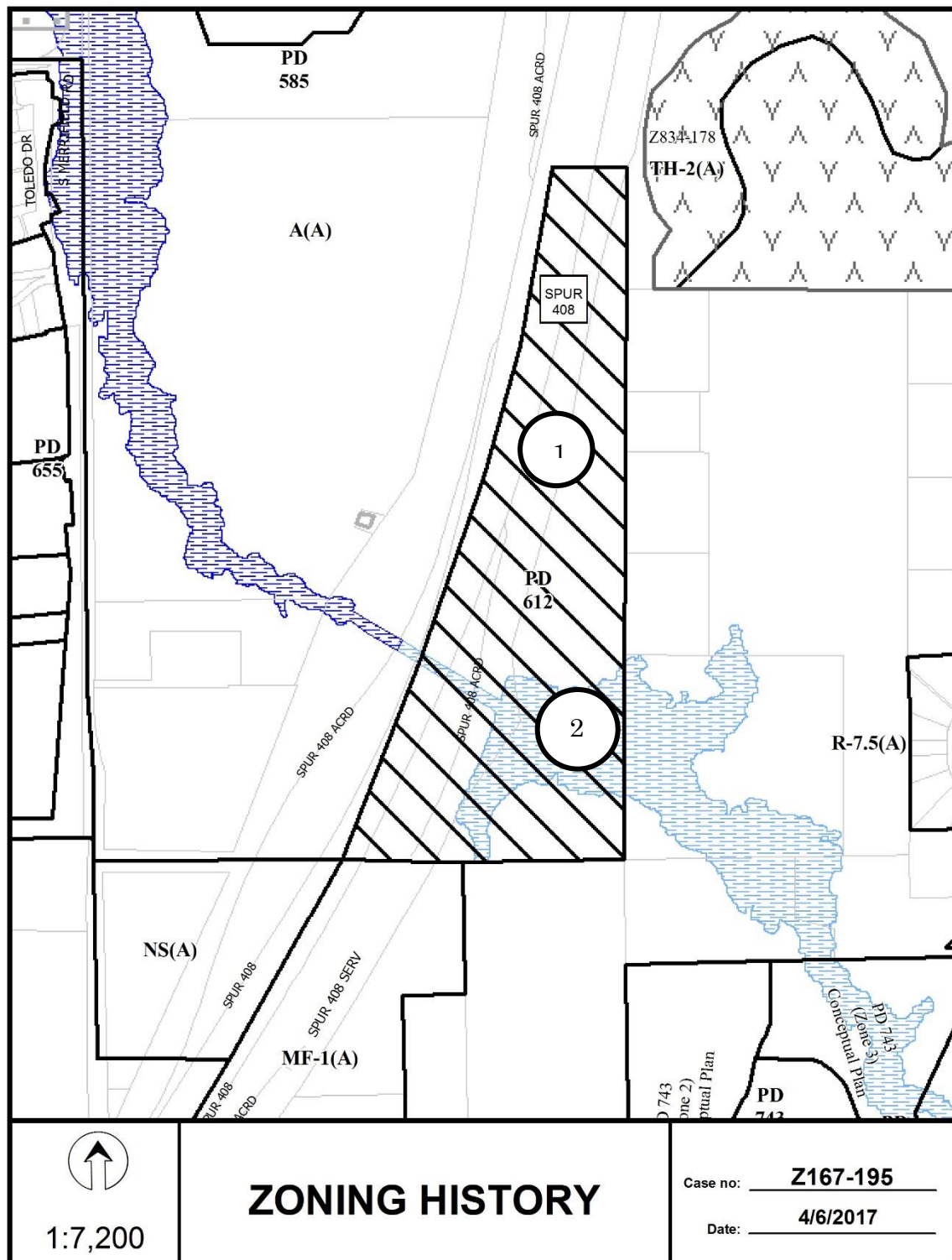
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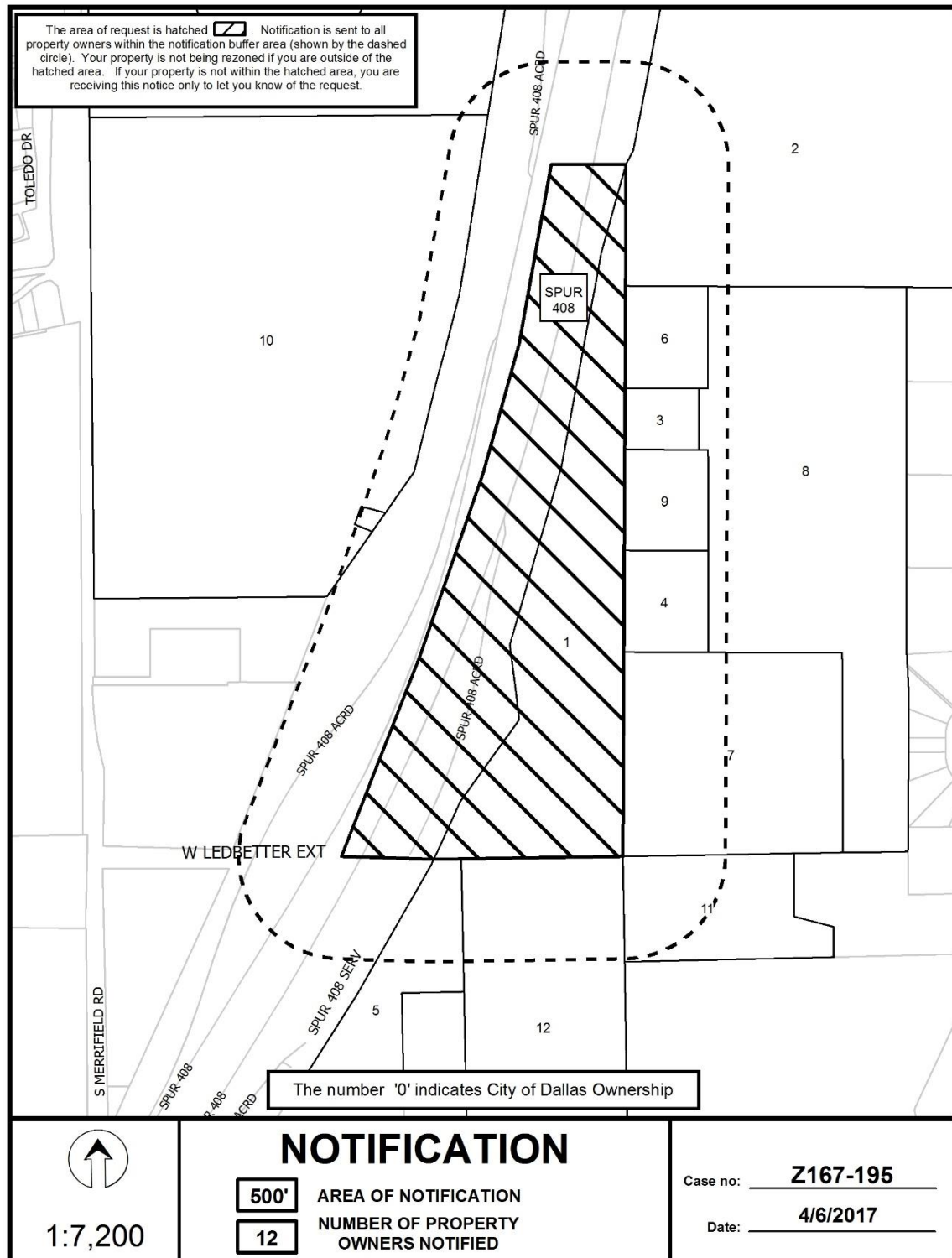
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04/06/2017

Notification List of Property Owners

Z167-195

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3838 SPUR 408	UMEP INC
2	7500 W Kiest BLVD	ATG DEVELOPMENT LLC
3	4200 SPUR 408	WOOTEN BILLY & LEANNA
4	885 W Kiest BLVD	JOHNSTON MARY ANN
5	4500 SPUR 408	SHONU GA GABRIEL T &
6	3200 SPUR 408	BOYKIN LUCRETIA A J
7	3410 SPUR 408	JOHNSTON ZELDA FAY
8	3410 SPUR 408	JOHNSTON ZELDA FAY ETAL
9	3500 SPUR 408	BROWN BOBBY JO JOHNSTON
10	3701 SPUR 408	MERRIFIELD FAMILY INVESTMENTS LTD
11	4500 SPUR 408	PORTERFIELD D L &
12	6711 GRADY NIBLO RD	JOHNSON ZELDA FAY ET AL

FILE NUMBER: Z167-191(KK)

DATE FILED: January 23, 2017

LOCATION: Southeast corner of Keeneland Parkway and Walton Walker Boulevard

COUNCIL DISTRICT: 3

MAPSCO: 52- J, K

SIZE OF REQUEST: Approx. 14.48 acres

CENSUS TRACT: 0107.04

APPLICANT/ OWNER: Jivwani Family Holdings, LLC

REPRESENTATIVE: Coker Company, Michael R. Coker

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District.

SUMMARY: The applicant proposes to develop a multifamily residential community containing 249 dwelling units and typical accessory uses such as a clubhouse, leasing office, and swimming pools. The general zoning change will allow all uses within the MF-2(A) Multifamily District.

STAFF RECOMMENDATION: Approval

PREVIOUS ACTION: On March 16, 2017, the City Plan Commission held this case under advisement to May 4, 2017.

On May 4, 2017, the City Plan Commission held this case under advisement to June 8, 2017.

BACKGROUND INFORMATION:

- The approximate 14 acre request site is currently undeveloped, heavily wooded, and has a significant grade change from Keeneland Parkway and South Walton Walker moving inward onto the area of request.
- Prior to the submittal of applications for building permits to develop the request site an application for an escarpment development permit must be filed with the Chairman of the Escarpment Area Review Committed (EARC). The site and development must comply with the Escarpment Regulations in Section 51A-5.200 of the Dallas City Code
- The proposed MF-2(A) Multifamily District will allow the land use of multifamily by right. The current zoning of RR Regional Retail does not allow the multifamily land use.
- The surrounding land uses consist of general merchandise to the north, single family dwellings and undeveloped land to the east, undeveloped land to the south, general merchandise and multifamily development to the west.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Walton Walker Boulevard	Substandard Street	56 ft.
Keeneland Parkway	Community Collector	80 ft.

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed zoning change will not have a detrimental impact on the surrounding street system.

Surrounding Land Uses:

	Zoning	Land Use
Site	RR	Undeveloped
North	RR	General Merchandise
South	PDD No. 247	Undeveloped
East	MF-2(A) & PDD No. 247	Single Family & Undeveloped
West	RR & MF-2(A)	General Merchandise & Multifamily

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 complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.15 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Implementation Measure 1.1.5.4 Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life.

ECONOMIC ELEMENT

GOAL 2.1 Promote Balanced Growth

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

NEIGHBORHOOD PLUS

One of the goals of *Neighborhood Plus* is to expand homeownership. This goal encourages a wider range of housing types to respond to emerging preferences, identifies incentives for infill development and home improvements in targeted neighborhoods, expands programs to reach a broader range of potential home buyers, and develops partnership to increase the pool of eligible loan applicants.

GOAL 6 Enhance Rental Housing Options

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Action 6.1.3 Strengthen regulatory standards and provide incentives for volume single family and multi-family developers to provide a range of housing unit sizes, and include family-friendly amenities such as play area or open/green space for active, healthy living.

Per the applicant, the request site would provide swimming pools as an amenity to their tenants. Also because this site is located in an escarpment zone, portions of the site will be required to be maintained and undeveloped on. The site will also have to comply with Article X landscaping regulations. One of the design standards of this code is pedestrian amenities that could be used in order to meet compliance with this zoning requirement.

Land Use Compatibility:

The applicant is proposing to construct a multifamily residential community containing 249 dwelling units and typical accessory uses such as a clubhouse, leasing office, and swimming pools on the area of request. These accessory uses that are incidental to a multifamily development must be for the exclusive use of the residents of the community and their guests.

The area of request is currently zoned an RR Regional Retail District. This purpose of this district, as defined in the Dallas Development Code, is to provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in an area of low density residential development. Because of this districts residential restriction, staff believes that rezoning of the request site will act as a buffer between the residential subdivision located in PDD No. 247 and the remaining RR Regional Retail District zoning. The MF-2(A) Multifamily District is consistent with the overall land use pattern of the area. There are adjacent parcels that are zoned MF-2(A) to support this general zoning change. The MF-2(A) Multifamily District supports the development of residential uses, institutional and community service uses, and recreation uses. This zoning district prohibits all commercial and office uses; and focuses on area regulations that are designed to protect the residential character and to prevent the overcrowding of the land by providing minimum standards for building spacing, yards, off-street parking, and coverage. With the rezoning of this 14

acre tract, it would act like a stair step from low density residential development to medium density residential development and finally commercial, retail, and personal service development directly adjacent to the highway.

North of the request site, across Keeneland Parkway, properties are zoned an RR Regional Retail District and are developed with a convenience store and motor vehicle fueling station. There is a retail strip center to the north of the convenience store that is developed as a general merchandise bazaar and an event center. Northeast of the site properties are zoned MF-2(A) and are developed as multifamily units. To the east of the request site, located in in PDD No. 247 is the Dallas National Golf Club. Southeast of the site, properties are zoned PDD No. 247 and mostly undeveloped with a small portion being a developed single family subdivision. Southwest of the site, across Walton Walker Boulevard (Loop 12), property is zoned MF-2(A) and is developed as Mountain Valley Park Apartments. Northwest of the request site property is zoned RR Regional Retail District and is developed with various retail, restaurant, and personal service uses as well an convenience store with motor vehicle fueling.

The site is heavily wood and has a significant grade change from the street moving inward to the site. Regardless of zoning district, prior to development of the site an application for an escarpment development permit will have to be filed with the Chairman of the Escarpment Area Review Committee (EARC). The site and development must comply with the Escarpment Regulations in Section 51A-5.200 of the Dallas City Code. The building official may not issue any building permits for any project for which an escarpment permit is required unless the director has first issued an escarpment permit authorizing the work.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
RR Regional Retail	15'	20' adjacent to residential OTHER: No Min.	0.5 for Office uses; 1.5 for all uses combined	70; subject to RPS	80%	Urban Form Setback	Retail, personal service, office, commercial
Proposed							
MF-2(A) Multifamily	15'	10'/15' or 10' when building site backs upon non MF-2(A)	Based on unit size	36'	60%	Proximity Slope	Multifamily, duplex, single family

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The Dallas Development Code requires off-street

Z167-191(KK)

parking to be provided at one space per bedroom with a minimum one space per dwelling unit as defined in the Dallas Development Code.

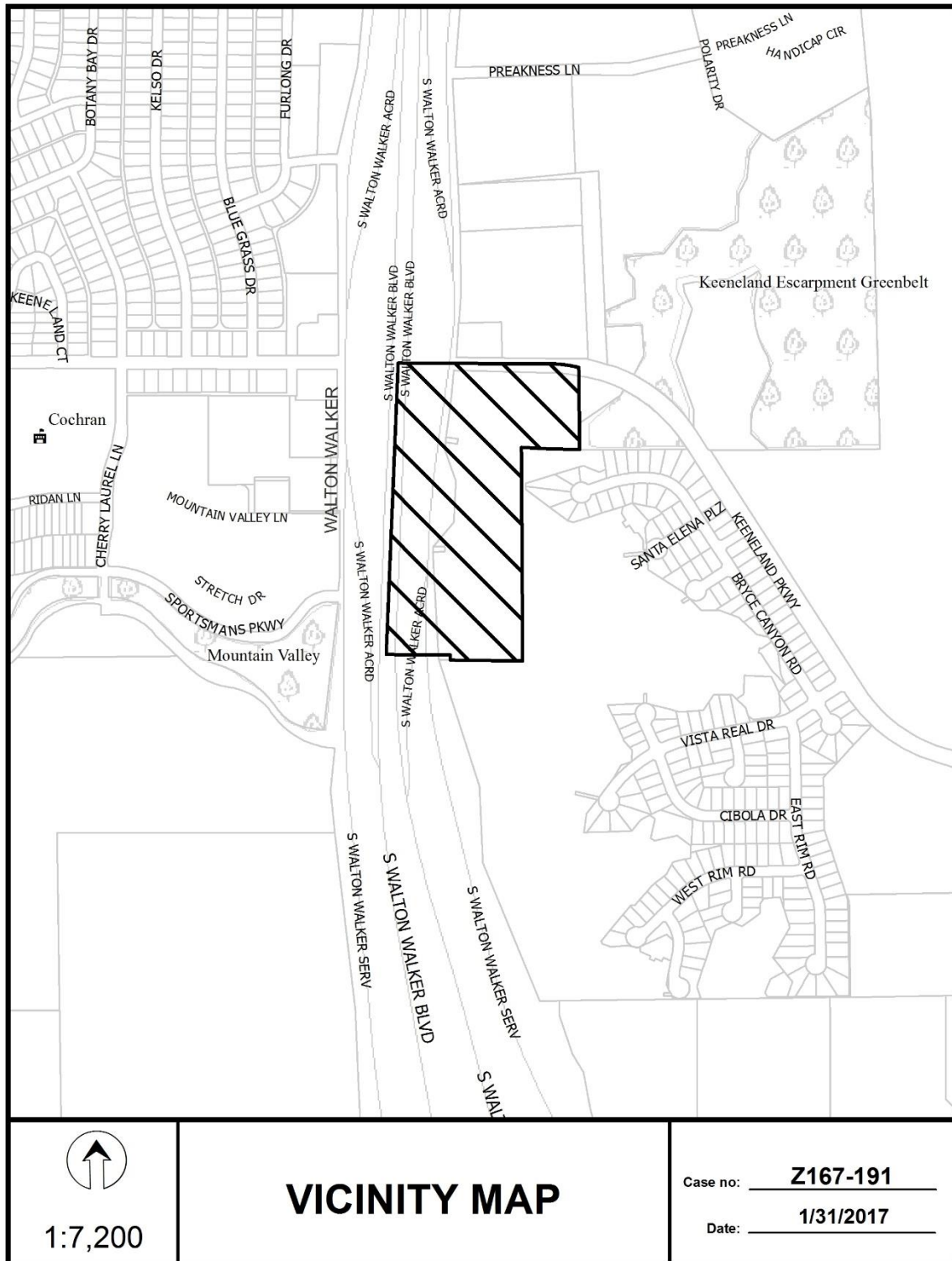
Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

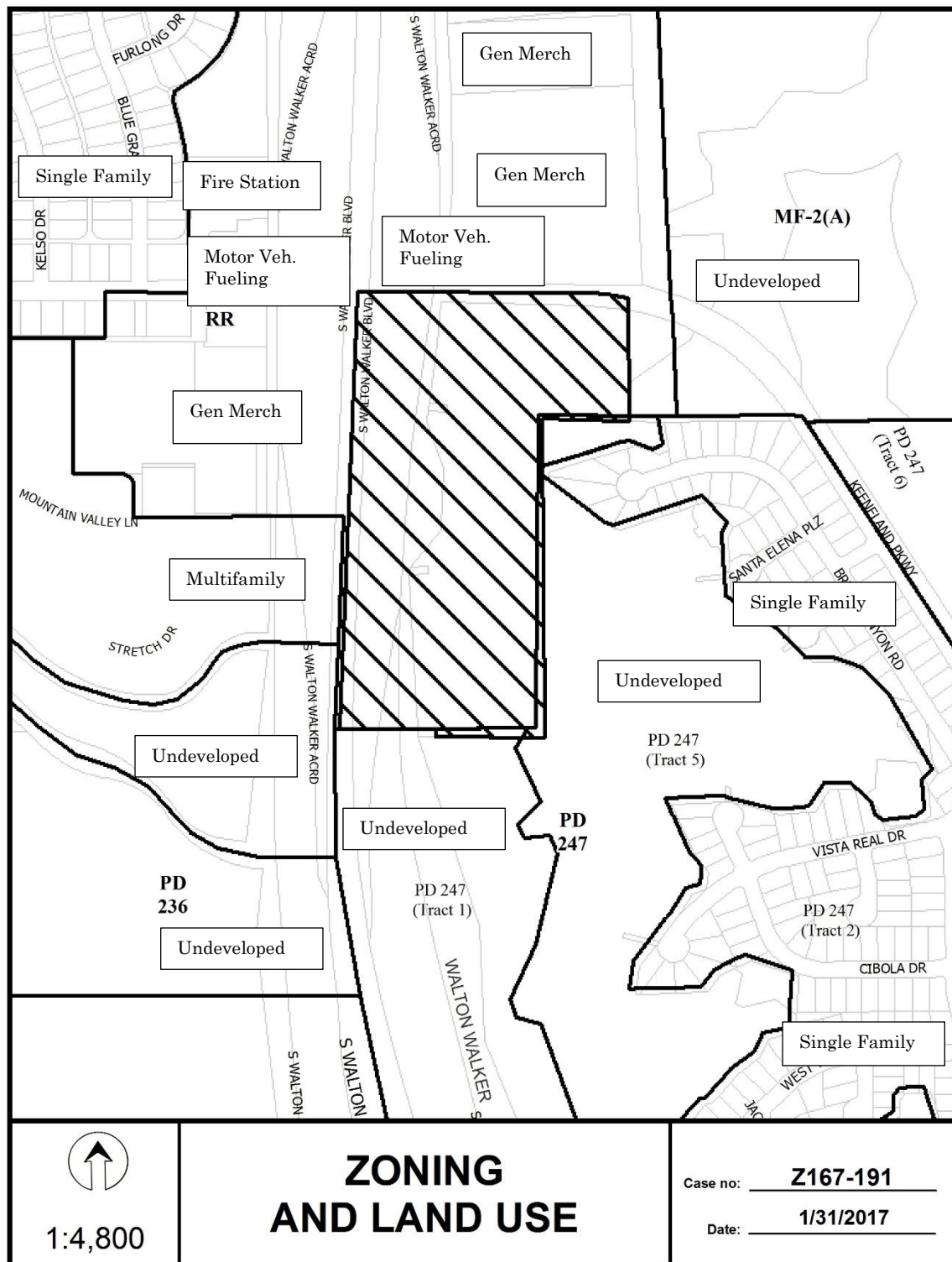
List of Partners/Principals/Officers

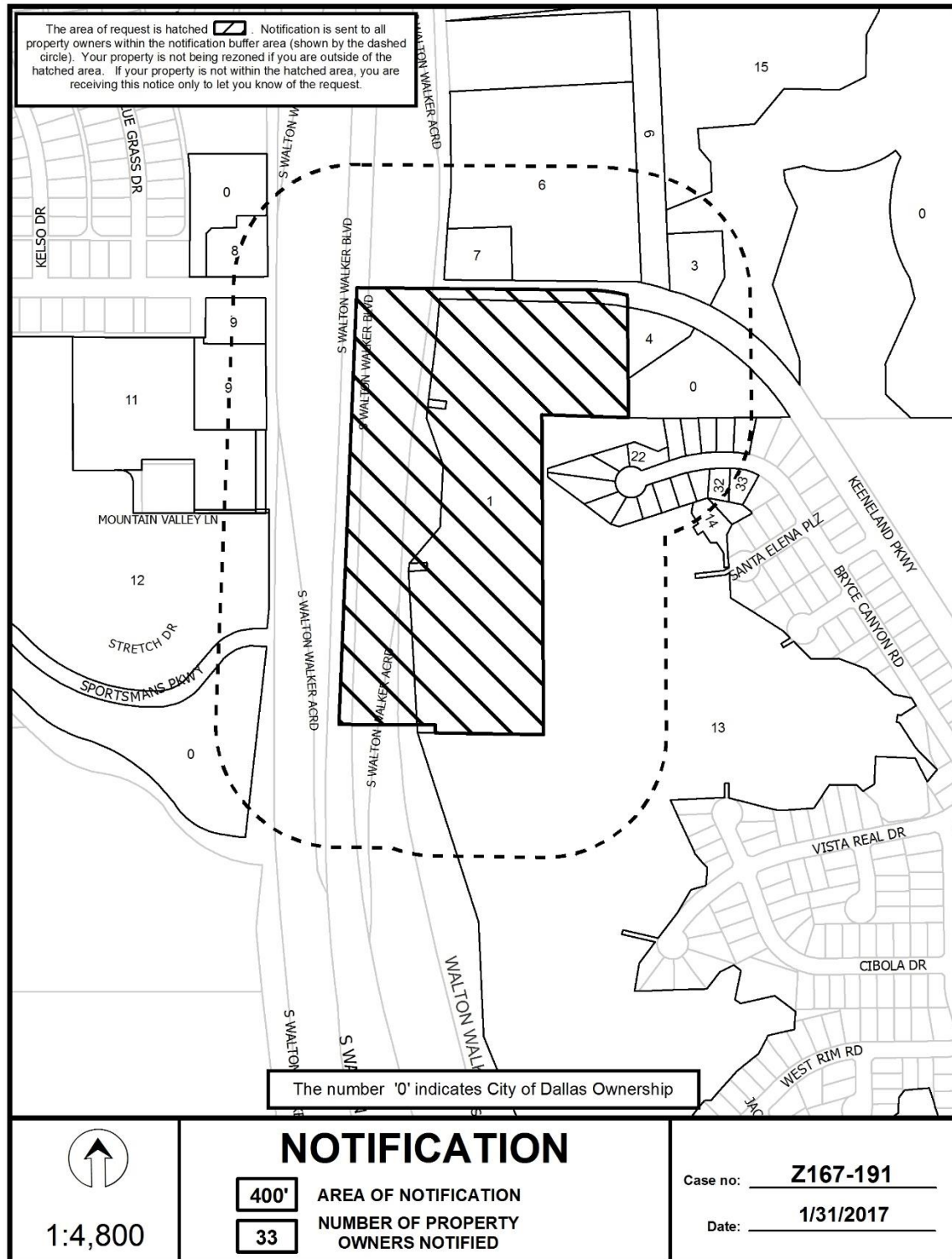
Jivwani Family Holdings, LLC.

Shiraz Jivani, Manager









01/31/2017

Notification List of Property Owners***Z167-191******33 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	800 S WALTON WALKER BLVD	JIVWANI FAMILY HOLDINGS LLC
2	910 WALTON WALKER BLVD	KNUDSEN JAMES D ET AL
3	5305 KEENELAND PKWY	KEENELAND PKWY PPTIES LLC
4	5306 KEENELAND PKWY	KEENELAND PKWY PPTIES LLC
5	1001 S WALTON WALKER BLVD	M V A INC
6	712 S WALTON WALKER BLVD	SUPER FIESTA LP
7	820 S WALTON WALKER BLVD	TEAM FINANCIAL INC
8	865 S WALTON WALKER BLVD	MILLENNIUM FOOD STORE LLC
9	5816 KEENELAND PKWY	STEEL EDITH E TR
10	1101 S WALTON WALKER BLVD	SETER INV LLC
11	1101 S WALTON WALKER BLVD	SOTO ROSA
12	5800 SPORTSMANS PKWY	MOUNTAIN VALLEY 2002 LP
13	2200 S WALTON WALKER BLVD	CAMBRIDGE CAPITAL CORP ASSOCIATION INC
14	5300 KEENELAND PKWY	BRENT GATE HOMES INC
15	5480 PREAKNESS LN	FDC FRANKLIN COMMONS C
16	5200 BRYCE CANYON RD	VISTA REAL SUBDIVISION OWNERS
17	5234 BRYCE CANYON RD	CONTRERAS JOSE F &
18	5238 BRYCE CANYON RD	WANG CHEN &
19	5242 BRYCE CANYON RD	MEDINA LUIS H &
20	5246 BRYCE CANYON RD	MUNOZ LUZ
21	5250 BRYCE CANYON RD	DELACERDA FLOR &
22	5254 BRYCE CANYON RD	FLORES FERNANDO &
23	5258 BRYCE CANYON RD	LUEVANO DOLORES
24	5262 BRYCE CANYON RD	CANTU ESMERIDA & EMILIO D JR
25	5266 BRYCE CANYON RD	GONZALES SYLVESTER &
26	5257 BRYCE CANYON RD	SANCHEZ CARLOS E &

Z167-191(KK)

01/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5253 BRYCE CANYON RD	LEOS RITA GUTIERREZ
28	5249 BRYCE CANYON RD	DAVILA JOSE & ANA
29	5245 BRYCE CANYON RD	MUNOZ JUAN &
30	5241 BRYCE CANYON RD	KHOUNNORAJ KHAMPHUEY
31	5237 BRYCE CANYON RD	NAVARRO WILFREDO & MARIA QUINTERO
32	5233 BRYCE CANYON RD	STIGGERS RUTHEL
33	5229 BRYCE CANYON RD	SANTANA GUSTAVO & ANGELICA

Planner: Sharon Hurd, AICP**FILE NUMBER:** Z145-300(SH) **DATE FILED:** July 15, 2015**LOCATION:** Northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street**COUNCIL DISTRICT:** 2 **MAPSCO:** 36-W**SIZE OF REQUEST:** Approx. 5.75 acres **CENSUS TRACT:** 0010.02

OWNER/APPLICANT: See attached list**REPRESENTATIVE:** Tommy Mann & Laura Hoffman, Winstead PC**REQUEST:** An application for a new subdistrict on property zoned Subdistricts 4 and 5 within Planned Development District No. 462, and an MF-2(A) Multifamily District.**SUMMARY:** The applicant proposes to develop the site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.**STAFF RECOMMENDATION:** Approval, subject to an alternate development plan, alternate landscape plan, and staff's recommended conditions.**PRIOR ACTION AND UPDATE:** On January 5; February 16; April 6; and May 4, 2017, the City Plan Commission held this case under advisement to allow additional time for staff and the applicant to collaborate with neighborhood stakeholders and further analyze the details of the case.

BACKGROUND INFORMATION:

- The subject site is comprised of approximately 5.75 acres of undeveloped land and is currently zoned Subdistricts 4 and 5 within Planned Development District No. 462, with a small portion zoned an MF-2(A) Multifamily District.
- On December 11, 1996, the City Council established Planned Development District No. 462. It is currently divided into six districts and extends along both sides of Henderson Avenue between Central Expressway and Ross. PDD No. 462 possesses approximately 41 acres and allows for a wide variety of land uses.
- The applicant proposes to create a new subdistrict and develop the subject site with retail, office, and restaurant uses. The conditions propose to prohibit alcoholic beverage establishments and limit the overall square footage for restaurant uses to 12,000 square feet. The development will be served by an underground parking structure with limited access to Henderson Avenue.
- The surrounding properties are primarily retail and restaurant uses along Henderson Avenue with residential uses along Madera Street to the northeast and Moser Street to the southwest.
- The zoning request is accompanied by a development plan, landscape plan, and PDD conditions. The applicant has also provided an alternate development plan and landscape plan to address staff's concerns with parking along Henderson Avenue.
- On January 5; February 16; April 6; and May 4, 2017, the City Plan Commission held this case under advisement to allow additional time for the applicant to collaborate with neighborhood stakeholders and further analyze the details of the case. A neighborhood meeting was held on March 20, 2017. The applicant has subsequently submitted revised PD conditions, Development Plan, and Landscape Plan that seek to address some of the concerns that were raised at this meeting.

Zoning History: There have been four zoning cases in the area over the past five years.

1. **Z101-321** On January 25, 2012, the City Council approved a Planned Development District for Multifamily District uses for 316 dwelling units on the southeast side of Capitol Avenue between Garrett Avenue and Bennett Avenue.
2. **Z123-365** On June 11, 2014, the City Council approved a Planned Development District for MF-2(A) Multifamily District uses for 305 units on property zoned an MF-2(A) Multifamily District on the southeast line of Fuqua Street, southwest line of Moser Avenue, northwest line of Monarch Street and northeast line of North Garrett Avenue.

3. **Z145-238** On November 10, 2015, City Council approved an MF-2(A) Multifamily District and a Planned Development District for multifamily residential uses on property generally bounded by North Fitzhugh Avenue, Chambers Street, North Garrett Avenue, Moser Avenue and Monarch Street.
4. **Z156-202** On August 24, 2016, City Council approved a Planned Development District for MF-2(A) Multifamily District Uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Henderson Avenue	Local	60 ft.
Glencoe Street	Local	55 ft.
Fuqua Street	Local	55 ft.
McMillan Avenue	Minor Arterial	60 ft.

Traffic: According to the Traffic Impact Analysis (TIA) that was submitted with the application, the proposed development is expected to generate approximately 6,651 daily one-way trips, which is 457 more trips than what a fully developed site based on existing zoning would generate. In order to improve access throughout the study area, the following roadway improvements were recommended (see attached TIA exhibit for drive locations):

General

1. Henderson Avenue will be improved to provide for a Two-Way Left Turn Lane (TWLTL) starting from just west of Glencoe Street and ending at McMillan Avenue. The TWLTL will provide for easier access to the driveways in and out of the site, while minimizing delays resulting from drivers turning left from Henderson Avenue. By contrasting the pavement color of the TWLTL and decreasing the width of the eastbound and westbound travel lanes, the resulting three lane configuration will encourage slower driving.

Drive A and Henderson Avenue

2. Although the available storage for this turn lane is minimal due to proximity of Glencoe Street, the 95th percentile queue is very minimal (1-2 cars).
3. Provide for a one-lane exiting approach (shared left/right lane).

Drive B and Henderson Avenue

4. No intersection improvements are recommended at this driveway.
5. Drive will operate as inbound only.

Drive C and Henderson Avenue

6. No Intersections improvements are recommended at this driveway.

7. Drive will operate as outbound only. Provide for a one-lane exiting approach (shared left/right lane).

Drive D and Henderson Avenue

8. Provide for a two-lane exit consisting of a right-turn only lane and a shared through/left turn lane.

Drive E and Henderson Avenue

9. Provide for a one-lane exiting approach (shared left/right lane)

Capitol Avenue and Henderson Avenue

10. Re-stripe northbound Capitol Avenue to include a left-turn storage bay.

The applicant's proposed development plan and corresponding landscape plan demonstrates compliance with these proposed recommendations. However, staff is supportive of the alternate development plan and alternate landscape plan because the layout provided is consistent with the Complete Streets initiative.

The Complete Streets Design Manual was adopted by City Council Resolution in January 2016 as a policy guide to be used by every city agency responsible for reconstruction projects within the public right-of-way. It is also meant as a guide for developers to improve the quality of public spaces adjacent to their projects. The city has made it a priority to implement the design policies of the manual through continued agency coordination, public outreach and our development review process.

Given the substantial public support for safer, more multi-modal streets, \$1.3 million was dedicated for Complete Streets improvements on Henderson Ave in the 2012 bond program. The planning process for the Henderson Avenue Complete Streets project began in August 2014 with a well-attended community workshop to solicit a broad array of ideas for street improvements. Community priorities during the workshop included:

- Safer pedestrian experience
- Traffic management (slower speeds)
- Beautification and neighborhood character

Specific community recommendations were reviewed by staff and several conceptual alternatives were presented back to the community in April 2015. The community chose a design featuring parallel parking areas and landscaped bumpouts. The preferred concept was presented to the community in September 2015 and included:

- Intermittent on-street parallel parking bays near commercial areas of corridor
- Vegetated bumpouts which define new parallel parking areas and provide landscaping
- Narrowed traffic lanes (from 15' to 11') to calm traffic
- New pedestrian lighting between US 75 and Willis

- Additional street trees
- Refreshed continental crosswalks
- Extended median near intersection of Henderson Ave. and Miller Ave. to eliminate left turns at this intersection
- Sidewalk repair (where necessary)

During the Henderson Avenue Complete Streets planning process, the block between Glencoe Street and McMillan Street was originally presented to the community as having on-street parallel parking. It is staff's recommendation that this on-street parking be maintained and incorporated into the proposed streetscape design in order to provide highly visible, publically accessible community parking and to serve as an additional traffic calming measure.

Staff has collaborated with the applicant to include parallel parking into their streetscape design while maintaining important left turn bays at strategic points adjacent to the development. While some site constraints exist, staff has reviewed the parallel parking streetscape alternative, and has determined that it is a feasible design and most desirable option.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 462 (Subdistricts 4 and 5) & MF-2(A)	Undeveloped
Northeast	R-7.5(A)	Residential
South	PDD No. 462 (Subdistrict 4 and 5)	Retail and Restaurant
Southwest	MF-2(A)	Residential
Northwest	PDD No. 462 (Subdistricts 3 and 3A)	Retail and Restaurant

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 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.1.5 Use Vision Building Blocks as a general guide for desired development patterns.

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

The Comprehensive Plan classifies the area as an Urban Neighborhood Building Block. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. Urban Neighborhood streets should be designed to be very pedestrian friendly, providing excellent connectivity to shopping and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures.

The proposed mixed-use development meets the intent of the Urban Neighborhood Building Block by providing additional retail and restaurant opportunities within close proximity to established residential areas. In addition, the alternate development plan with the proposed parallel parking will serve as a desired traffic calming measure that can slow traffic along Henderson Avenue.

Planned Development District No. 462

Planned Development District No. 462, when established, was designated as an area of historical, cultural, and architectural importance and significance, with the following objectives:

- (1) Accommodate the existing mix of uses in the area.

The proposed development provides for an array of land uses that are compatible with the surrounding area and will provide the residents in the adjacent communities with additional shopping and dining prospects within a walkable distance. Office uses are also proposed which will provide necessary services and employment opportunities.

- (2) Protect the internal and adjacent stable residential neighborhoods.

In an attempt to minimize any adverse impact to the adjacent residential homes along Madera Street, the applicant is proposing an underground parking structure; a masonry screening wall and landscaping along the north property line; an increased setback from the residential uses; and, maximum height restrictions and specific building orientations to avoid the new development from directly imposing upon the adjacent residential structures.

- (3) Preserve and enhance the architectural and cultural significance of the area.

All new construction will be subject to urban design guidelines, which provides specific standards for exterior building materials and colors, façade openings, exterior lighting, pedestrian amenities, and design options.

- (4) Strengthen neighborhood identity.

The PDD conditions propose to limit the square footage of individual retail stores as a way to encourage development of boutique-like, unique, community-serving retail stores, which has become a distinguishable characteristic of the Henderson Avenue corridor in recent development.

- (5) Create a more desirable pedestrian environment.

A minimum 10-foot wide sidewalk zone will be provided along the Henderson Avenue frontage. As depicted on the landscape plan, community open space areas, urban gardens, and pedestrian amenities, including benches, trash cans, and bicycle parking spaces will be incorporated into the development.

STAFF ANALYSIS:

Land Use Compatibility:

The 5.75-acre site is located along the northeast side of Henderson Avenue, between McMillan Avenue and Glencoe Street, and the southwest side of Henderson Avenue, east of Glencoe Street and is currently undeveloped. The adjacent properties along the Henderson Avenue corridor are primarily developed with retail and restaurant uses, with residential uses extending further north and south of the site, along Madera Street and Moser Street, respectively.

The applicant proposes to create a new subdistrict within PDD No. 462 to accommodate a mixed-use development consisting of a variety of retail, office, and restaurant uses with a combined maximum floor area of 190,000 square feet. The development will be divided into two separate tracts, with the 3.553-acre Tract I being located on the northwest side of Henderson Avenue. It will include a total building area of 170,000 square feet which will be comprised of a maximum of 12,000 square feet of restaurant use, 70,000 square feet of retail and 100,000 square feet of office. Tract II, which

consists of 0.775 acres of land, will be located on the southeast side of Henderson Avenue and will provide for 20,000 square feet of retail and office/showroom uses.

In addition to the referenced mix of uses, the applicant is also proposing commercial greenhouses that will be used for crop production. These commercial greenhouses will be located on rooftops within both tracts in the specific locations shown on the development plan.

The PDD conditions propose to prohibit specific personal service uses within the new subdistrict including massage establishments, tattoo studios, and body piercing studios. In addition, the square footage for all restaurant uses combined will be limited to a maximum of 12,000 square feet and no restaurant may be located in the building adjacent to McMillan Avenue as depicted on the development plan.

The applicant is further restricting restaurant use by requiring that it derive 50 percent or more of its gross revenue on a quarterly basis from the sale or service of food. Since the applicant cannot regulate the quantity of alcohol sales within the development, staff is supportive of the method that the applicant is proposing to try to ensure that the restaurant uses function as intended. Lastly, the square footage allotted to individual retail stores will be restricted to encourage the development of more boutique-like establishments.

In order to promote a more walkable, pedestrian-friendly development, a sidewalk will be provided along Henderson Avenue with a minimum width of 10 feet, and a minimum eight-foot unobstructed tree planting zone between the back of curb and the sidewalk. The Henderson Avenue frontage will be enhanced with required pedestrian amenities as outlined in the proposed PDD conditions.

The PDD conditions stipulate that off-street parking located in Subdistrict 5A may not be used to satisfy the required off-street parking of any alcoholic beverage establishment, except for remote parking agreements in existence on or prior to the date of the most recent remote parking agreement. Staff is working with the applicant to research and finalize this date. However, staff is recommending that all uses be subject to this provision, rather than just limiting it to alcoholic beverage establishments. Lastly, with respect to parking, the PDD conditions originally proposed to limit the number of tandem parking spaces within the parking garage to no more than 50 percent of the required off-street parking spaces. In response to the concern that this amount was excessive, the applicant is now proposing to limit the maximum number of tandem parking to 150 spaces.

Staff supports the request with the alternate development plan and alternate landscape plan. The proposed mixed-use development will be consistent with the objectives of PDD No. 462 and will provide opportunities for new and unique retail and restaurant uses that currently do not exist in the area and will enhance the overall Henderson Street corridor.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Max FAR</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
<i>Existing</i> MF-2(A)	15'	15'	Min 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	None	Multifamily, duplex, single family
<i>Existing</i> PDD 462 (Sub 4)	15'	0'/0'	30 dua	36'	45%	None	Mixed Uses
<i>Existing</i> PDD 462 (Sub 5)	Min 15'/ Max 30'	0'/0'	30 dua	54'	60%	0.75:1	Mixed Uses
<i>Applicant Request</i> PDD 462 (Sub 5A) Tract I	10'*	40'/40'	170,000 sq. ft. max floor area	48'	55%	1.10:1	Mixed Uses
<i>Applicant Request</i> PDD 462 (Sub 5A) Tract II	10'*	24'/85'	20,000 sq. ft. max floor area	36'	55%	3.5:1	Mixed Uses

*Along Henderson Ave, 75 percent of any front building façade must meet max of 30 feet

Height and Setback:

In Tract I of the mixed-use development, the applicant is requesting a maximum building height of 48 feet, with a minimum setback of 40 feet along the northern portion of the site that is adjacent to residentially-zoned properties. An existing 11-foot alley will provide additional separation and serve as a further buffer between the proposed development and the residential lots.

Tract II will be subject to a maximum building height of 36 feet. The property will be buffered from adjacent uses by a minimum rear yard setback of 85 feet and a minimum side yard setback of 24 feet. Staff believes that the proposed width of the setbacks, combined with the limitations on maximum building height are sufficient measures to ensure that the proposed development does not infringe significantly upon the adjacent land uses. However, we are recommending that the conditions be revised to clarify the difference between the rear yard setbacks that are proposed for Tract I and Tract II.

Landscaping and Screening:

Landscaping for the mixed-use development will be provided as shown on the proposed landscape plan. Street trees will be planted within an eight-foot tree planting zone between the back of curb and the sidewalk at a ratio of one tree per every 30 linear feet of street frontage. The landscape plan depicts designated community open space areas as well as private and public urban gardens within the boundary of the development. In an effort to provide adequate privacy and safety to the adjacent residential properties, the applicant is proposing to install an eight-foot solid screening wall along the full length of the northern property line of Tract I and along the side yard and rear yard

property lines of Tract II. Staff is recommending that the required screening be constructed of brick, stone, or concrete masonry material.

Traffic Management Plan:

A traffic management plan has been offered by the applicant. According to the TMP, queuing is only permitted inside the property and not within the city rights-of-way. This is a requirement that the applicant will already have to adhere to. As such, staff does not see any additional benefit provided by the TMP and recommends that it not be included in the PDD. However, if a TMP is provided, it should be revised so that the traffic patterns shown are consistent with the layout that is depicted in the alternate development plan.

Officers and Directors

Owner:

HENDERSON LOTS OWNER (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON MAIN (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RESIDENTIAL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

HENDERSON RETAIL LANDS (DALLAS), LLC

David Thompson Chief Financial Officer

PROPOSED PDD CONDITIONS**ARTICLE 462.****PD 462.****SEC. 51P-462.101. LEGISLATIVE HISTORY.**

PD 462 was established by Ordinance No. 22969, passed by the Dallas City Council on December 11, 1996. Ordinance No. 22969 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 22969 was amended by Ordinance No. 23010, passed by the Dallas City Council on January 22, 1997, and Ordinance No. 23976, passed by the Dallas City Council on August 11, 1999. (Ord. Nos. 19455; 22969; 23010; 23976; 25423)

SEC. 51P-462.102. PROPERTY LOCATION AND SIZE.

PD 462 is established on property generally located along both sides of Henderson Avenue between Central Expressway and Ross Avenue. The size of PD 462 is approximately 41.84 acres. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Henderson Avenue Area, between North Central Expressway and Ross Avenue, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the City of Dallas. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the architectural and cultural significance of the area.
- (4) Strengthen neighborhood identity.
- (5) Create a more desirable pedestrian environment. (Ord. Nos. 22969; 25423)

SEC. 51P-462.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless the context clearly indicates otherwise, in this article:

(0.1) **BLADE SIGN** means a sign projecting perpendicular from the building façade or corner of the building.

(0.2) **BODY PIERCING STUDIO** means a facility in which a perforation is created in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(0.3) **COFFEE-ROASTING SHOP** means a retail use that (i) prepares coffee beans for use by roasting them; (ii) sells coffee and coffee-based beverages for consumption on or off the premises; and (iii) in which limited food service may be accessory to the sale of these beverages. Coffee roasters, rotary cylinders, and similar specialty equipment may be used for the roasting and preparation of coffee-beans.

(1) **FACING A STREET** means parallel to or within 45 degrees of being parallel (excluding ornamental features) to a street, and marking the extent of a front yard.

(2) **FLUORESCENT COLOR** means any color defined by the Munsell Book of Color as having a minimum value of eight and a minimum chroma of ten.

(3) **MAJOR MODIFICATION** means modifications to an original building within a one-year period where the value of the modifications as stated on applications for building permits exceeds 50 percent of the building's assessed value as determined by the Dallas Central Appraisal District.

(3.1) **MASSAGE ESTABLISHMENT** means a massage establishment as defined by Section 25A-1 of Chapter 25A of the Dallas City Code, as amended.

(4) **NEW CONSTRUCTION** means construction of a structure that is not an original building.

(5) **OPENING** means a door, window, passageway, or any other feature through which light or solid objects may pass.

(6) **ORIGINAL BUILDING** means a building constructed on or before the date of passage of Ordinance No. 22969.

(7) **RETAIL USE** means any use listed in Section 51P 462.108(a)(8) of this article.

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

(9) TANDEM PARKING SPACE means a parking space that is only accessed by passing through another parking space.

(10) UNDER AWNING SIGN means a sign plate with tenant letters and graphics limited to eight square feet attached (i) from a canopy or awning above with rigid support, or (ii) perpendicular from the vertical face of a building.

(11) **VISIBLE REFLECTANCE** means the percentage of available light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(c) Unless otherwise stated, all code references are to Chapter 51A.

(d) Except as otherwise provided for Subdistrict 5A, the provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to site plans, conceptual plans, and development plans do not apply to this district.

(e) The following rules apply in interpreting the use regulations in this article.

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(f) Unless the context clearly indicates otherwise, this district is considered to be a residential district for purposes of interpreting Chapter 51A. (Ord. Nos. 22969; 25423; 26352)

SEC. 51P-462.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 462A: Tract map.
- (2) Exhibit 462B: Approved list of plant materials.
- (3) Exhibit 462C: Subdistrict 5A development plan.
- (4) Exhibit 462D: Subdistrict 5A landscape plan.

Staff Recommendation

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| (5) <u>Exhibit 462E: Subdistrict 5A transportation management plan.</u> |
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Applicant's Request

- | |
|---|
| (5) <u>Exhibit 462E: Subdistrict 5A transportation management plan.</u> |
|---|

SEC. 51P-462.105. ZONING CLASSIFICATION CHANGE.

Chapter 51A is amended by changing the zoning classification from an MF-2(A) Multifamily District, a CR Community Retail District, a CR-D Community Retail-Dry District, an NO(A) Neighborhood Office District, and an MU-1 Mixed Use District to Planned Development District No. 462 and Planned Development District No. 462-Dry (the Henderson Avenue Special Purpose District) on the property described in Ordinance No. 22969, as amended by Ordinance No. 23010. (Ord. Nos. 22969; 23010; 25423)

SEC. 51P-462.106. CREATION OF SUBDISTRICTS.

(a) A map, Exhibit 462A, shows the boundaries of the district and the seven subdistricts. Property descriptions of the subdistricts are provided as Exhibit A of Ordinance No. 22969, as amended. In the event of a conflict between Exhibit A of Ordinance No. 22969 and Exhibit 462A, Exhibit A of Ordinance No. 22969 controls.

(b) The subdistricts are hereby established for purposes of this article. Use regulations and development standards for each subdistrict are set out below. (Ord. Nos. 22969; 23010; 25423; 25441; 26352; 26723)

SEC. 51P-462.107. DEVELOPMENT PLAN.

(a) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. Nos. 22969; 25423)

(b) Subdistrict 5A. Development and use of the Property must comply with the Subdistrict 5A development plan (Exhibit 486C). If there is a conflict between this article and the development plan, the text of this article controls.

SEC. 51P-462.108. SUBDISTRICTS 1, 3, 3A, AND 5.

- (a) Main uses permitted in Subdistricts 1, 3, and 5.
 - (1) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Medical or scientific laboratory.
 - (2) Institutional and community service uses.
 - Adult day care facility. *[SUP]*
 - Child-care facility. *[SUP]*
 - Church.
 - College, university, or seminary.
 - Community service center. *[SUP]*
 - Hospital. *[SUP]*
 - Library, art gallery, or museum.
 - Public or private school.
 - (3) Lodging uses.
 - Hotel or motel. *[SUP]*
 - Lodging or boarding house. *[SUP]*
 - (4) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
 - (5) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center.
 - Office.

- (6) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.

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

- (8) Retail and personal service uses.
 - Ambulance service.
 - Animal shelter or clinic without outside run.
 - Auto service center.
 - Bar, lounge, or tavern.
 - Business school.
 - Car wash. *[SUP]*
 - Commercial amusement (inside).
 - Commercial amusement (outside). *[SUP]*
 - Commercial parking lot or garage. *[RAR]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use.
 - Theater.

- (9) Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center.

- (10) Utility and public service uses.
 - Electrical substation.
 - Local utilities.

- Police or fire station.
 - Post office.
 - Radio, television, or microwave tower. *[SUP]*
 - Tower/antenna for cellular communication.
 - Utility or government installation other than listed.
- (11) Wholesale, distribution, and storage uses.
- Recycling drop-off container.
 - Recycling drop-off for special occasion collection.
- (b) Main uses permitted in Subdistrict 3A.
- (1) Commercial and business service uses.
- Catering service.
 - Custom business services.
 - Electronics service center.
- (2) Institutional and community service uses.
- Adult day care facility. *[SUP]*
 - Child-care facility. *[SUP]*
 - Library, art gallery, or museum.
- (3) Miscellaneous uses.
- Temporary construction or sales office.
- (4) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - Medical clinic or ambulatory surgical center.
 - Office.
- (5) Residential uses:
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
 - Multifamily.
- (6) Retail and personal service uses.
- Animal shelter or clinic without outside run.
 - Commercial parking lot or garage. *[RAR]*
 - Dry cleaning or laundry store.
 - Furniture store.

- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Barber/beauty shop and nail salon allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo studios, and body piercing studios must be treated as a separate main use and cannot be an accessory use. SUP required for all other personal service uses.]*
- Restaurant without drive-in or drive-through service.
- Temporary retail use.

(7) Transportation uses.

- Transit passenger shelter.

(8) Utility and public service uses.

- Local utilities.

(c) Accessory uses.

(1) 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in Subdistricts 1, 3, 3A, and 5:

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

(d) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 1, 3, 3A, and 5. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

- (1) Front yard. Minimum front yard is 15 feet. Maximum front yard is 30 feet.
- (2) Side and rear yard. No minimum side or rear yard.

- (3) Density. Maximum dwelling unit density is 30 dwelling units per acre.
 - (4) Floor area. Maximum floor area ratio is .75:1.
 - (5) Height. Maximum structure height is 54 feet.
 - (6) Lot coverage. Maximum lot coverage is 60 percent.
 - (7) Lot size. No minimum lot size.
 - (8) Stories. Maximum number of stories is four.
- (e) Off-street parking and loading. Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.
- (f) Environmental performance standards. See Article VI.
- (g) Landscaping.
- (1) All landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.
 - (2) Plant material must be maintained in a healthy, growing condition.
- (h) Street trees.
- (1) Except in Subdistrict 1, a tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways.
 - (2) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating the trees in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by that director and accompanied by plans or drawings showing the area of the parkway affected and the planting proposed.
 - (3) Upon receipt of the application and any required fees, the director of public works and transportation shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, that director determines that the planting proposed will not be inconsistent with or unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise he shall deny the permit.
 - (4) A property owner is not required to comply with the street tree planting requirement of this subsection if compliance is made impossible due to the denial of a parkway landscape permit by the director of public works and transportation.
 - (5) A parkway landscape permit issued by the director of public works and transportation is subject to immediate revocation upon written notice if at any time the director

determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirements of this section if compliance is made impossible due to that director's revocation of the parkway landscape permit.

(6) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees in the public right-of-way.

(i) Signs. Signs must comply with the provisions for business zoning districts contained in Article VII.

(j) Urban design guidelines for new construction or major modifications. Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements and at least one-half of the following design options.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, "front façade" means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(8) Design options. A minimum of one-half of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art. Allocate a minimum of one and one-half percent of the value of the improvements stated in the building permit application to public art. Public art must be visible from the street at all times.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(E) Water features. Allocate five percent of the value of the improvements stated in the building permit application to a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of “sign” contained in Article VII of the Dallas Development Code, as amended.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating. Provide pedestrian seating in an area which covers one-half of the width of the building.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate 100 square feet of the required front yard to open space. For purposes of this subparagraph, open space means a space containing no structures or pavement at or above grade. Open space must contain, at a minimum, grass or other natural vegetation.

(k) Urban design guidelines for all other exterior structure modifications. All exterior structure modifications, of whatever kind, must comply with the following regulations.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 1, 3, 3A, and 5.

(3) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(4) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, “front façade” means any façade facing a street.

(5) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first two stories of a building may not exceed 15 percent. The visible reflectance of exterior glass used above the first two stories of the building may not exceed 27 percent.

(6) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete or stucco, or cast stone. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete or stucco as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors.

(7) Lighting. Exterior lighting must be oriented onto the property they light and directed away from adjacent properties.

(l) Commercial alley access. Commercial alley access is prohibited in Subdistrict 3A. (Ord. Nos. 22969; 23976; 25423; 26340; 26352)

SEC. 51P-462.109. SUBDISTRICTS 2 AND 4.

(a) Main uses permitted.

(1) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child care facility. [SUP]
- Church.

- Public or private school.

(2) Residential uses.

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

(3) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

(1) 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in Subdistricts 2 and 4:

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

(c) Yard, lot, and space regulations. Except as provided in the urban design guidelines, the following yard, lot, and space regulations apply to all properties within Subdistricts 2 and 4. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51-4.400. In the event of a conflict between this subsection and Division 51-4.400, this subsection controls.)

- (1) Front yard. Minimum front yard is 15 feet.
- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. Maximum dwelling unit density is 30 dwelling units per acre.
- (4) Floor area. No maximum floor area ratio.
- (5) Height. Maximum structure height is 36 feet.
- (6) Lot coverage. Maximum lot coverage is 45 percent.
- (7) Lot size. No minimum lot size.

(8) Stories. No maximum number of stories.

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

(e) Environmental performance standards. See Article VI.

(f) Landscaping.

(1) Except as provided in Subsection (f)(2) below, all landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

(2) A minimum of three three-inch caliper trees, two of which must be located in the required front yard, must be planted on the lot containing a new single family use.

(3) Plant material must be maintained in a healthy, growing condition.

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

(h) Urban design guidelines. All new construction and exterior structure modifications must comply with the following design guidelines.

(1) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Development Services, or contact the Building Official Plans Examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(2) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure in Subdistricts 2 and 4.

(3) Façade materials. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area. (Ord. Nos. 22969; 25423)

SEC. 51P-462.109.1. SUBDISTRICT 5A

(a) Creation of tracts. Subdistrict 5A is divided into two tracts: Tract I and Tract II as shown on the Subdistrict 5A development plan.

(b) Main uses permitted. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.

(3) Industrial uses.

None permitted

(4) Institutional and community service uses.

- Adult day care facility. [SUP]
- Child-care facility. [SUP]
- Library, art gallery, or museum.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

None permitted.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Coffee-roasting shop
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.

- Personal service uses. [Barber/beauty shop, nail salon, shoe repair, tailor, instructional arts studio, photography studio, laundry or cleaning pick up and receiving station, handcrafted artwork studio, safe deposit boxes, travel bureau, and custom painting or duplicating shop allowed by right. Massage establishments, tattoo studios, and body piercing studios prohibited. Massage establishments, tattoo studios, and body piercing studios cannot be an accessory use. SUP required for all other personal service uses.]
- Restaurant without drive-in or drive-through service [minimum 50% food sales per SEC. 51P-462.110(l)(2); total maximum of 12,000 square feet for all restaurant uses combined].
- Temporary retail use.
- Theater [SUP]

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(c) Accessory uses.

(1) 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.

(2) The following accessory uses are not permitted:

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

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

(1) In general. Except as provided in the urban design guidelines, the yard, lot, and space regulations in this paragraph apply to all properties within Subdistrict 5A.

(2) Front yard.

(A) Minimum front yard is 10 feet.

(B) Along Henderson Avenue, 75 percent of any front building façade must meet a maximum front yard of 30 feet.

(C) Underground parking structures may extend to the property line.

(D) The following may project to the property line: awnings and canopies (minimum 12 foot clearance above sidewalk), retaining walls, stoops, and stairs.

(E) In Tract II, buildings may encroach into the front yard in those areas shown on the Subdistrict 5A development plan.

(3) Side yard.

(A) Tract I. Minimum side yard is the greater of 40 feet or as shown on the development plan. Underground parking structures may extend to the property line.

(B) Tract II. Minimum side yard is 24 feet.

Staff's Recommendation

(4) Rear yard.

(A) Tract I. Minimum side yard is 40 feet.

(B) Tract II. Minimum rear yard is 85 feet.

Applicant's Request

(4) Rear yard. Minimum rear yard is 40 feet.

(5) Floor area.

(A) Maximum ground level floor area for any use is 14,000 square feet. Contiguous retail uses with separate certificates of occupancy are considered separate uses.

(B) Tract I: Maximum total floor area is 170,000 square feet. Maximum floor area for retail, personal service, and restaurant uses is 82,000 square feet subject to the following additional restrictions:

(i) Except as otherwise provided in this subparagraph, no retail or personal service use may be greater than 11,000 square feet.

(ii) Two retail and personal service uses may be greater than 11,000 square feet subject to the following:

(aa) One retail and personal service use between 11,000 and 21,000 square feet is permitted.

(bb) One retail and personal service use between 11,000 and 15,000 square feet is permitted.

(C) Tract II: Maximum total floor area is 20,000 square feet.

(6) Height. Maximum structure heights are as indicated on the development plan.

(A) Only the following projections above the maximum structure height are allowed:

(i) Parapet walls: up to one foot above the maximum structure height.

(ii) Mechanical equipment, surrounding screening walls, and elevator overruns: a maximum of 10 feet above the maximum structure height only if placed a minimum of 20 feet from the building perimeter as designated on the development plan.

(7) Lot coverage. Maximum lot coverage is 55 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots, and underground parking structures are not.

(8) Minimum lot size. No minimum lot size.

(9) Stories. Except as further restricted on the Subdistrict 5A development plan, maximum number of stories above grade is three.

(f) Off-street parking and loading.

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

Staff's Recommendation

<p><u>(2) Off-street parking located in Subdistrict 5A may not be used to satisfy the required off-street parking of any use alcoholic beverage establishment, except for remote parking agreements in existence on or prior to [date of most recent remote parking agreement], as may be amended in the future. The maximum number of off-street parking spaces that may be provided pursuant to remote parking agreements is 42 spaces.</u></p>
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Applicant's Request

<p><u>(2) Off-street parking located in Subdistrict 5A may not be used to satisfy the required off-street parking of any alcoholic beverage establishment, except for remote parking agreements in existence on or prior to [date of most recent remote parking agreement], as may be amended in the future. The maximum number of off-street parking spaces that may be provided pursuant to remote parking agreements is 42 spaces.</u></p>

(3) Valet service may only park vehicles in a below grade parking structure.

 (4) Subarea 5A is considered one lot for purposes of off-street parking.

 (5) The maximum number of parking spaces located in a below grade parking structure is 755, with a maximum of 150 tandem parking spaces. For tandem parking spaces, an attendant must be provided to park vehicles during business hours of the main uses.

 (6) Required off-street parking for a coffee roasting shop is one space per 200 square feet of floor area.

(g) Environmental performance standards. See Article VI.

(h) Landscaping.

 (1) In general. Except as provided in this subsection, landscaping must be provided as shown on the Subdistrict 5A landscape plan (Exhibit 462D).

 (2) Minor deviations. At time of building permit, the building official may approve minor deviations in the location of trees and other plantings due to conflicts with utilities, driveways, or other infrastructure.

 (3) Street trees. A tree must be planted within the right-of-way at a density of one tree for each 30 linear feet of frontage, exclusive of driveways and required visibility triangles.

(i) Signs.

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

 (2) Attached signs.

 (A) On the primary façade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary façade. On each secondary façade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary façade.

 (B) Blade signs may project no more than 48 inches from the surface of a structure. The lowest part of a blade sign must be located at least eight feet above grade.

 (C) Under awning signs are permitted for each ground-level premise or each individual non-residential occupancy. The maximum effective area for an under awning sign is eight square feet. The lowest part of an under awning sign must be located at least eight feet above grade.

 (D) The combined effective area of all signs attached to any window or any glass door may not exceed 10 percent of the area of that window or glass door.

(3) Detached signs.

(A) One monument sign may be located at the driveway entrance in the location shown on the Subdistrict 5A development plan. The monument sign may be a multi-tenant sign. The highest part of the monument sign may not exceed 10 feet in height. The maximum effective area of the monument sign is 150 square feet. The monument sign must be set back at least 10 feet in a front yard and at least five feet in a side yard.

(B) One monument sign may be located at the intersection of Henderson Avenue and Glencoe Street and one monument sign may be located at the intersection of Henderson Avenue and McMillan Avenue in the locations shown on the Subdistrict 5A development plan. These monument signs may be multi-tenant signs. The highest part of these monument signs may not exceed four feet in height. The maximum effective area for these monument signs is 32 square feet. These monument signs must be setback at least 10 feet from the street.

(4) Additional Provisions.

(A) Rooftop signs are prohibited.

(B) Illumination of signs is only permitted on a building façade facing Henderson Avenue.

(j) Urban design guidelines for new construction or major modifications.

(1) Plans for new construction or a major modification of a structure must incorporate the following mandatory requirements:

(A) Crime Prevention Through Environmental Design. Principles of Crime Prevention Through Environmental Design (CPTED) must be integrated to the maximum extent possible for all construction requiring a building permit. A copy of the CPTED manual may be obtained in the Department of Sustainable Development and Construction, or contact the building official plans examiner for information on CPTED review standards. The Building Official, or his designee, will review for compliance.

(B) Fluorescent colors. Fluorescent colors are prohibited on the exterior of any structure.

(C) Use of metals on facades. Facades incorporating corrugated and extruded metals are prohibited if the area covered by these materials totals more than 50 percent of the total façade area.

(D) Façade openings. The percentage of a front façade containing openings must be between 10 and 90 percent. For purposes of this paragraph, “front façade” means any façade facing a street.

(E) Reflective glass. The maximum permitted visible reflectance of glass used as an exterior building material varies depending on where the glass is used on the building. The visible reflectance of glass used on the exterior of the first story of a building may

not exceed 15 percent. The visible reflectance of exterior glass used above the first story of the building may not exceed 25 percent.

(F) Façade materials. Excluding openings, all building facades must be constructed of stone, brick, glass block, tile, cast metal, concrete, stucco, materials giving the appearance of concrete, or cast stone and for buildings less than 5,000 square feet in floor area, cementitious siding may also be used as a primary façade material. Any façade visible from the street utilizing concrete, stucco, or materials giving the appearance of concrete as a primary façade material must incorporate accent materials such as stone, brick, glass block, tile, or cast metal on a minimum of 10 percent of that façade area, excluding windows and doors. EIFS and other simulated stucco products are prohibited.

(G) Lighting. Exterior lighting must be oriented onto the property it lights and directed away from adjacent properties. Light standards, excluding wall packs on structures, may be a maximum of 16 feet in height to the top of the fixture.

(H) Pedestrian amenities. The following pedestrian amenities must be provided along the Henderson Avenue frontage:

_____ (i) a minimum of 10 and a maximum of 21 benches;

_____ (ii) a minimum of eight and a maximum of 10 trash cans; and

_____ (iii) a minimum of 16 bicycle parking spaces within 75 feet of the Henderson Avenue frontage.

(2) Design options. A minimum of five of the following requirements must be met:

(A) Retail uses. Allocate a minimum of one-half of the ground floor area to retail uses.

(B) Awning or arcade. Provide an awning or arcade which covers a minimum of one-half of the façade facing a street. To qualify, the arcade or awning must have a minimum depth of three and one-half feet.

(C) Public art.

(i) Provide public art that is visible from public right-of-way. Examples of public art include art that is incorporated into the sidewalk or building façade, or freestanding art.

(ii) The public art must be located in exterior open space that contains a minimum of 500 square feet of land area and contains a minimum of two of the following:

_____ (aa) benches, seat walls, or seating areas;

_____ (bb) trash receptacles;

_____ (cc) drinking fountains;

_____ (dd) shade structures, understory shade trees, or awnings.

(iii) The public art may be located in the same exterior open space as a water feature allowed by this section.

(D) Seasonal color. Provide a landscape area for seasonal color which is the size of a minimum of one-half of a square foot multiplied by the number of feet of frontage the property has. The plants in the landscape area must be changed at least twice a year with the appropriate seasonal colors indicated in Exhibit 462B. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season

(E) Water features.

(i) Provide a water feature, such as a fountain, pool, mechanical water jet, or similar water device. The water feature must be visible from a public right-of-way.

(ii) The water feature must be located in exterior open space that contains at least 500 square feet of land area and contains a minimum of two of the following:

_____ (aa) benches, seat walls, or seating areas;

_____ (bb) trash receptacles;

_____ (cc) drinking fountains;

_____ (dd) shade structures, understory shade trees, or awnings.

(iii) The water feature may be located in the same exterior open space as public art required by this section.

(F) Flags and banners. Allocate 10 percent of the building façade area to an equivalent area of either flags or banners. To qualify, the flags or banners may not fall within the definition of “sign” contained in Article VII.

(G) Ground floor light fixtures. Provide decorative light fixtures that frame a ground floor entry or create a repeating motif along the facade of the ground floor.

(H) Pedestrian seating.

(i) Provide pedestrian seating in an area which covers one-half of the width of the building.

(ii) The pedestrian seating area may be contained in the same exterior open space as public art or a water feature required by this section.

(I) Paving materials. Cover 50 percent of the outdoor walkway area accessible to the public with decorative pavement. For purposes of this subparagraph, decorative pavement means pavers of colored concrete, brick, or stone.

(J) Open space. Allocate a minimum of 5,000 square feet of the required front yard on Glencoe and 2,000 square feet of the required front yard on McMillan to open space. For purposes of this subparagraph, open space means a space containing no enclosed structures at or above grade. Open space must contain, at a minimum, grass or other natural vegetation and a minimum of two of the following:

- (i) benches, seat walls, or seating areas;
- (ii) trash receptacles;
- (iii) drinking fountains;
- (iv) shade structures, understory shade trees, or awnings.

Staff's Recommendation

(k) Transportation management plan.

(1) In general. The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).

(2) Queuing. Queuing is only permitted inside the Property and not within city rights of way.

(3) Traffic study.

(A) For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director before a certificate of occupancy is issued for more than 11,000 square feet of combined retail uses. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ of each even numbered year.

(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different weekdays over a two-week period, and must contain an analysis of the following:

(i) Turning movement traffic counts at each of the main drives on Henderson Avenue;

(ii) Turning movement traffic counts at McMillan and Henderson Avenue;

(iii) Turning movement traffic counts at Glencoe and Henderson Avenue;

(k) Transportation management plan.

(1) In general. The operation of a development containing retail uses must comply with the Subdistrict 5A transportation management plan (Exhibit 462E).

(2) Queuing. Queuing is only permitted inside the Property and not within city rights-of-way.

(3) Traffic study.

(A) For a development containing retail uses, the Property owner or operator shall prepare a traffic study evaluating the sufficiency of the transportation management plan. The initial traffic study must be submitted to the director by _____, 20____. After the initial traffic study and after certificates of occupancy have been obtained for more than 25,000 square feet of retail uses, the Property owner or operator shall submit updates of the traffic study to the director by _____ of each even-numbered year.

(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different weekdays over a two-week period, and must contain an analysis of the following:

(i) Turning movement traffic counts at each of the main drives on Henderson Avenue;

(ii) Turning movement traffic counts at McMillan and Henderson Avenue;

(iii) Turning movement traffic counts at Glencoe and Henderson Avenue;

(iv) Queuing;

(v) Current leasing and occupancy data; and

(vi) Parking counts.

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

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

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

(4) Amendment process.

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

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

(1) Additional Provisions.

(1) Rooftop use.

(A) Commercial greenhouses used for crop production may be located on a rooftop in the locations shown on the development plan.

(B) Restaurant uses may not locate dining areas on a rooftop. For all other uses, outdoor gathering areas must be screened so as not to be visible from grade of an abutting property located in an R, R(A), D, D(A), TH, or TH(A) zoning district.

(2) Restaurant use.

(A) Outdoor dining is prohibited after midnight.

(B) No restaurant may be located in the building adjacent to McMillan Avenue as indicated on the Subdistrict 5A development plan.

(C) A restaurant must derive 50 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of food.

(i) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12 month period derived from the sale or service of food.

(3) No balconies or outdoor seating areas may face an abutting residential district.

(4) After 6:00pm, a minimum of one peace officer or security personnel must be provided on the Property to monitor activity of the retail parking area.

(5) Use of outdoor speakers or other outdoor amplified sound equipment is prohibited.

SEC. 51P-462.110. MAINTENANCE OF THE PROPERTY.

The Property must be maintained in a state of good repair and neat appearance. (Ord. Nos. 22969; 25423)

SEC. 51P-462.111. COMPLIANCE WITH ALL OTHER LAWS.

Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423)

SEC. 51P-462.112. CONSTRUCTION STANDARDS.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 22969; 25423; 26102)

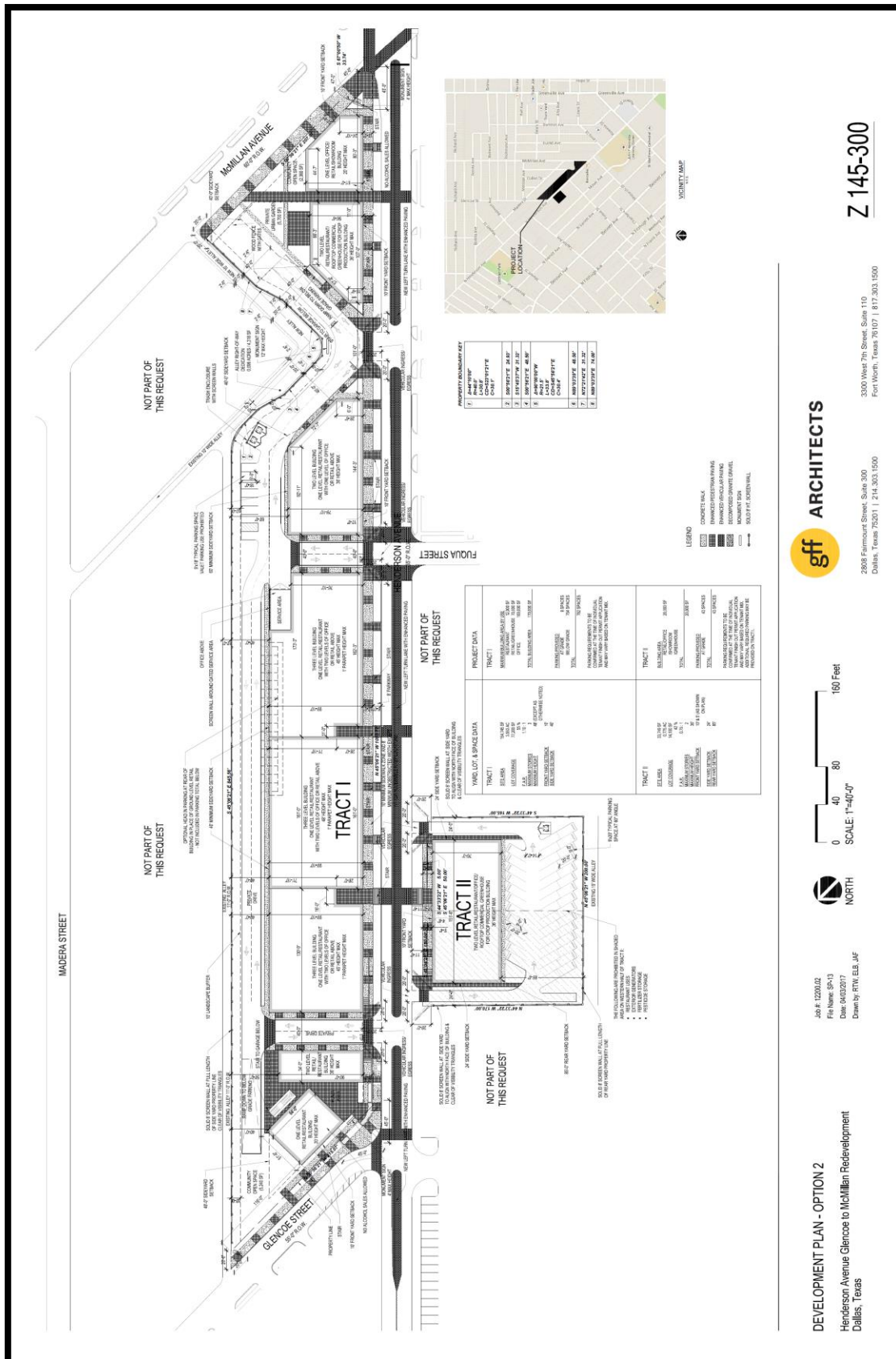
SEC. 51P-462.113. COMPLIANCE REQUIRED.

The building official shall not issue a building permit or a certificate of occupancy for a use ion this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all of other ordinances, rules, and regulations of the city. (Ord. Nos. 22969; 25423; 26102)

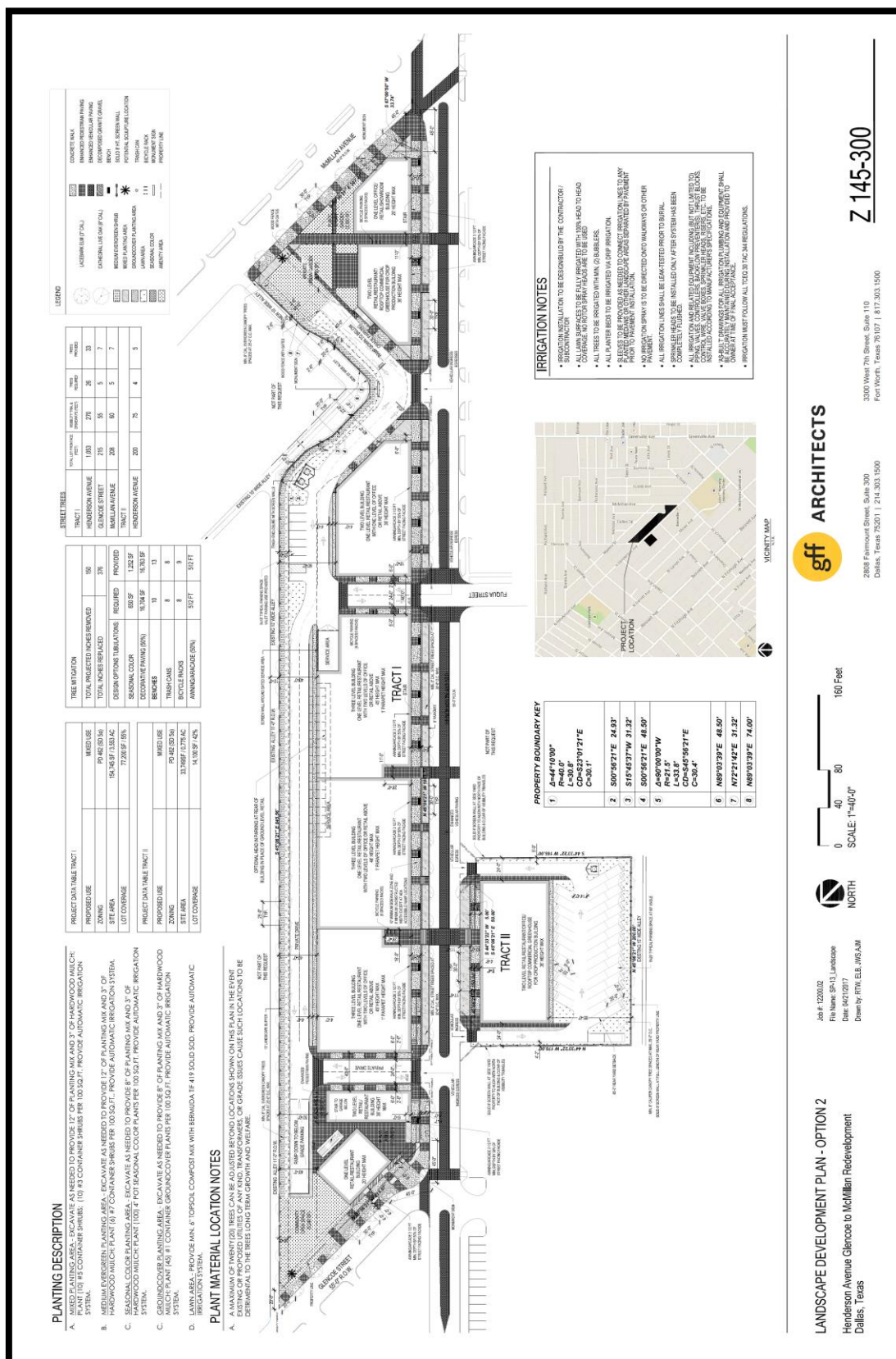
~~[SEC. 51P-462.114. ZONING MAP.~~

~~PD 462 is located on Zoning Map Nos. H 7, H 8, I 7, and I 8.]~~ (Ord. Nos. 22969; 25423

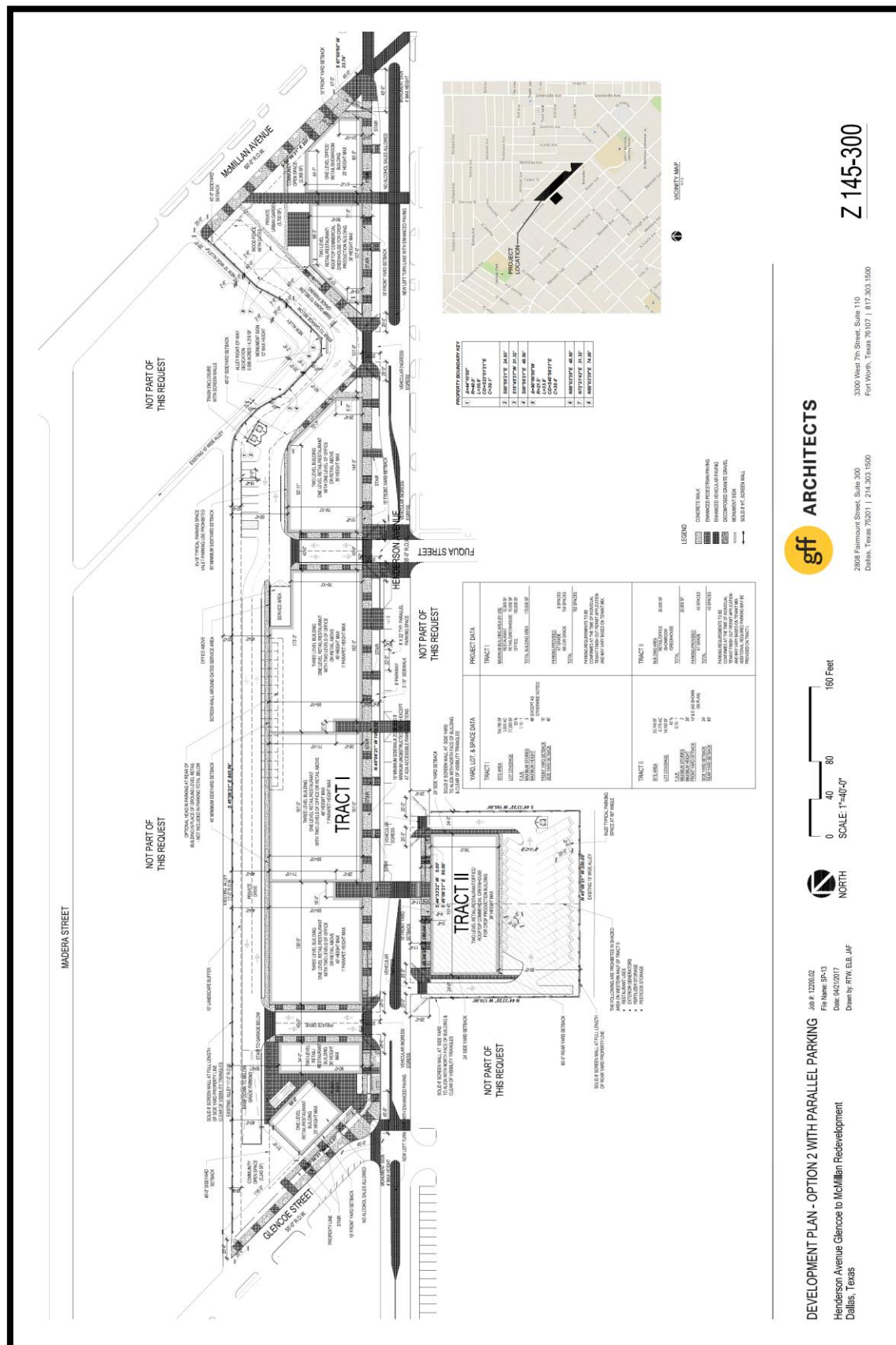
PROPOSED DEVELOPMENT PLAN



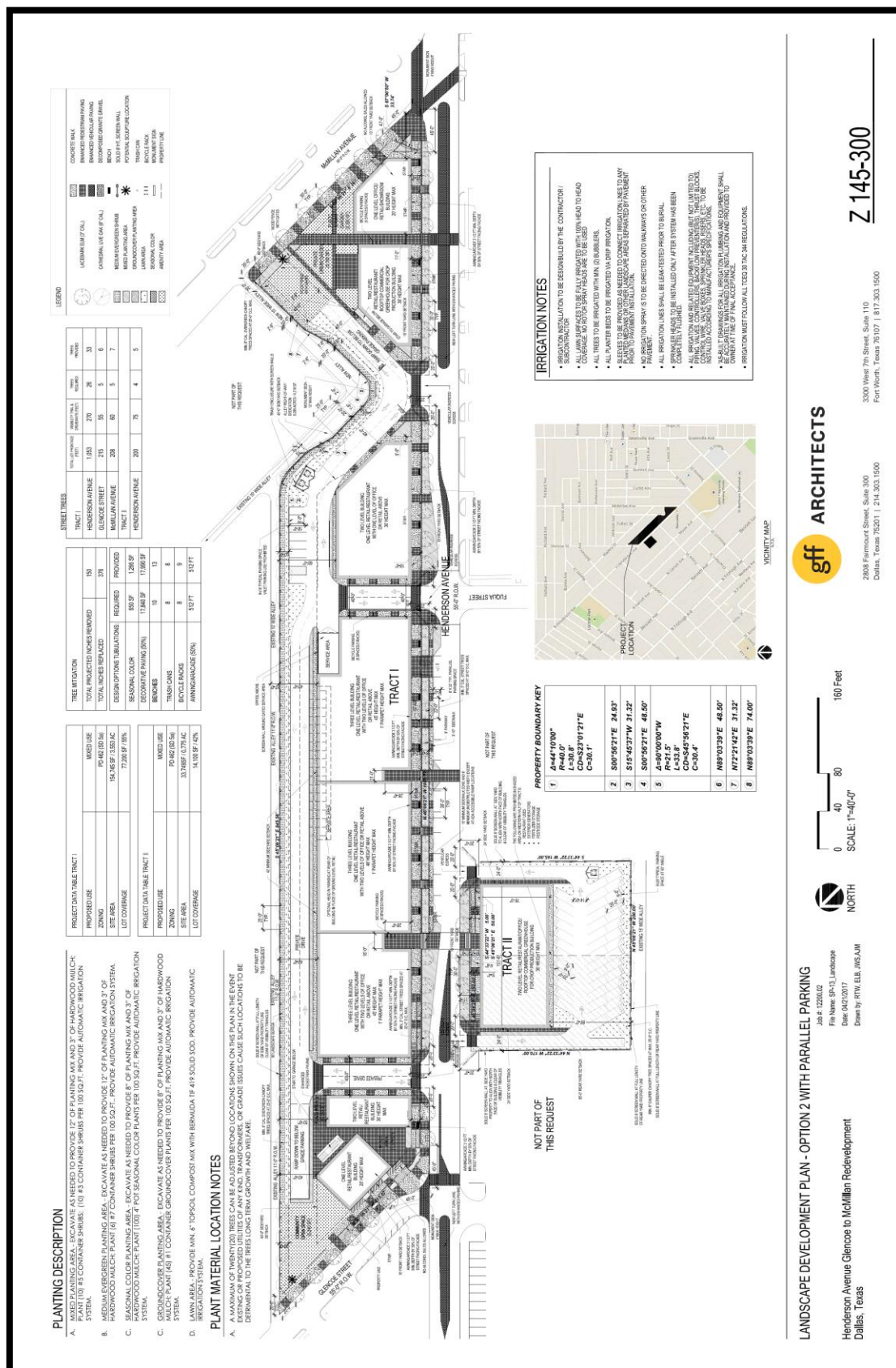
PROPOSED LANDSCAPE PLAN



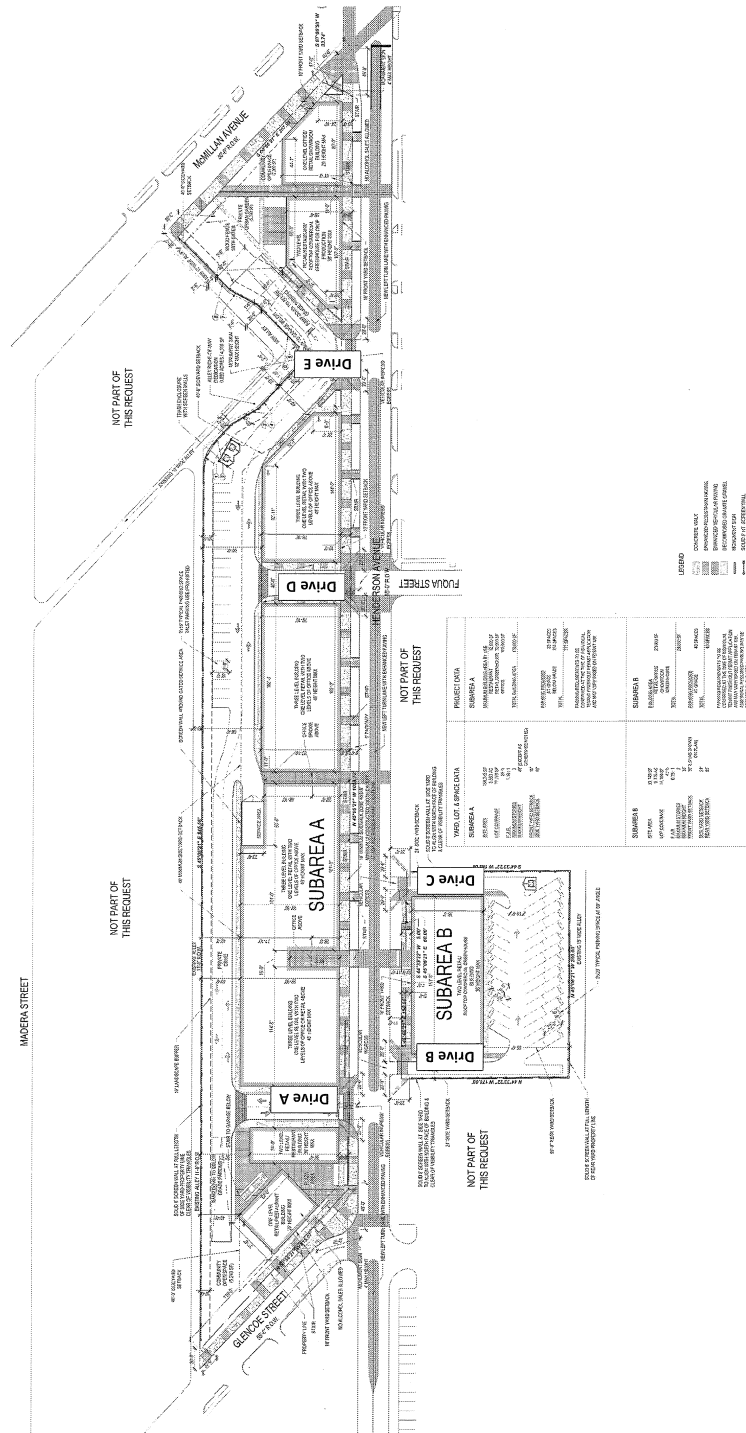
PROPOSED ALTERNATE DEVELOPMENT PLAN W/ PARALLEL PARKING



PROPOSED ALTERNATE LANDSCAPE PLAN W/ PARALLEL PARKING

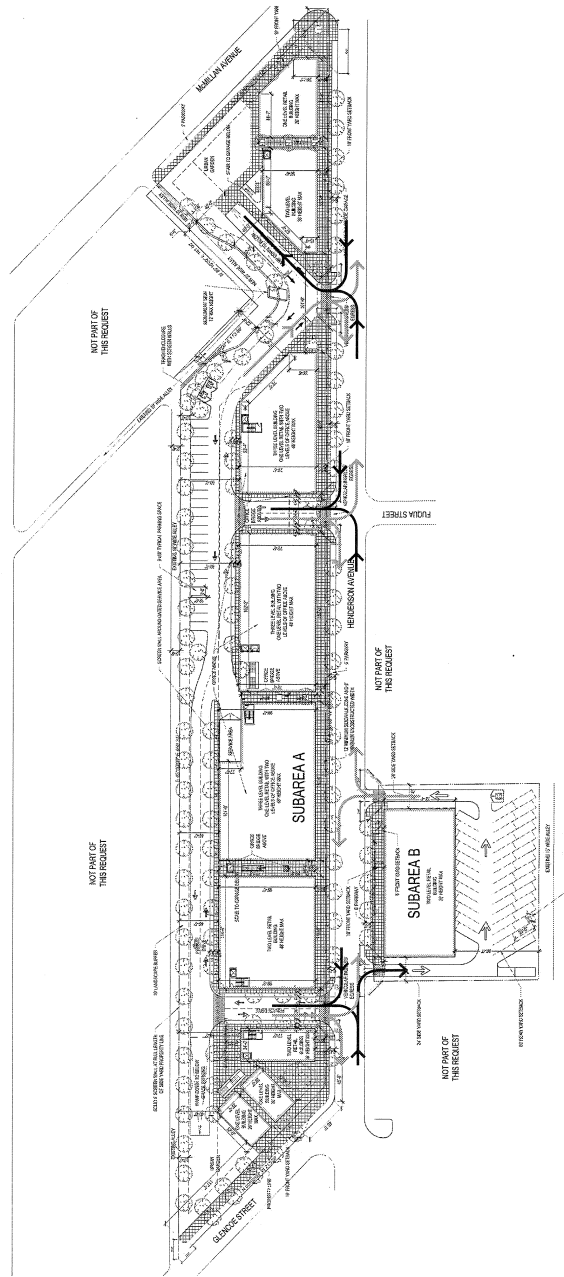


TRAFFIC IMPACT ANALYSIS EXHIBIT



TRAFFIC MANAGEMENT PLAN

Kimley»Horn



A) The operation of the uses must comply with the transportation management plan.

B) The following restrictions apply to all traffic operations:

a. Pickup and drop off is not permitted on Henderson Avenue;

b. Queuing is not permitted on Henderson Avenue.

C) A survey of traffic operations shall be conducted at the expense of the property owner every 2 years to determine compliance with the transportation management plan. The survey shall include the following:

a. Turning movement traffic counts at each of the main drives on Henderson Avenue;

b. Turning movement traffic counts at McMillan and Henderson Avenue;

c. Turning movement traffic counts at Glencoe and Henderson Avenue;

d. Queuing;

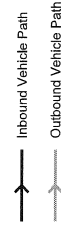
e. Current leasing and occupancy data;

f. Parking counts; AND

g. Recommendations for any changes to the transportation management plan.

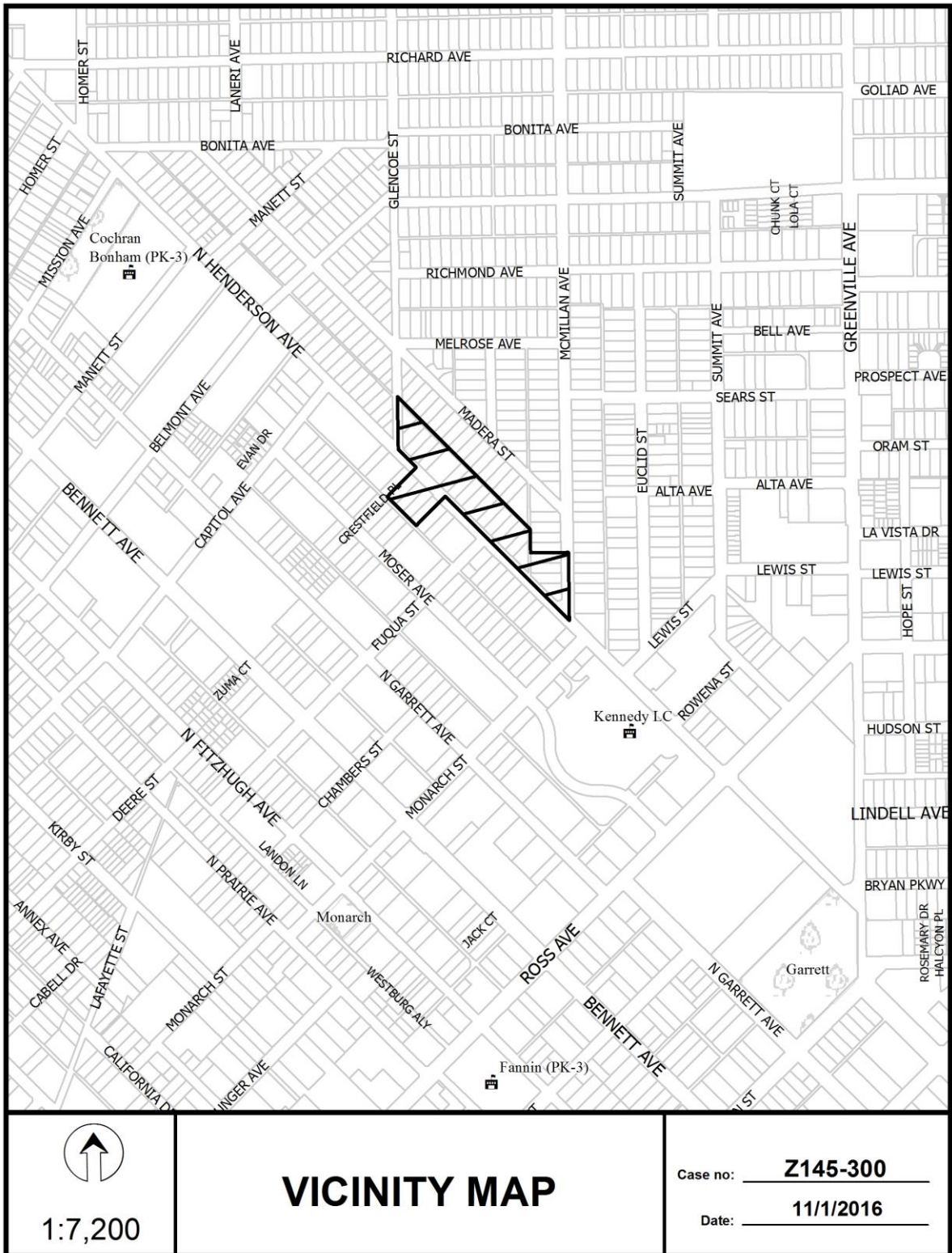
E) Any recommended changes to the transportation management plan shall be at the sole cost of the property owner.

F) Changes to the transportation management plan shall be approved by the city plan commission.

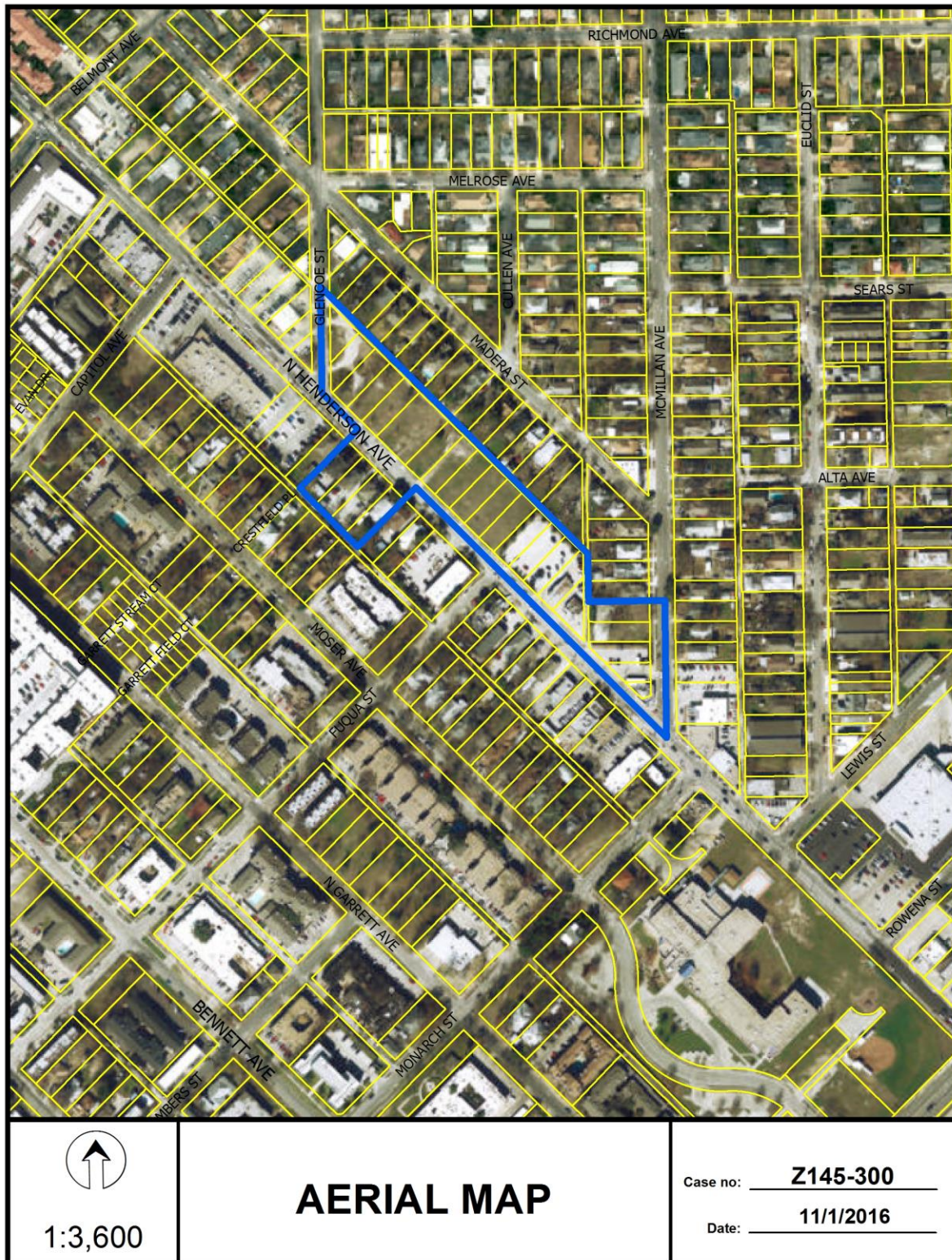


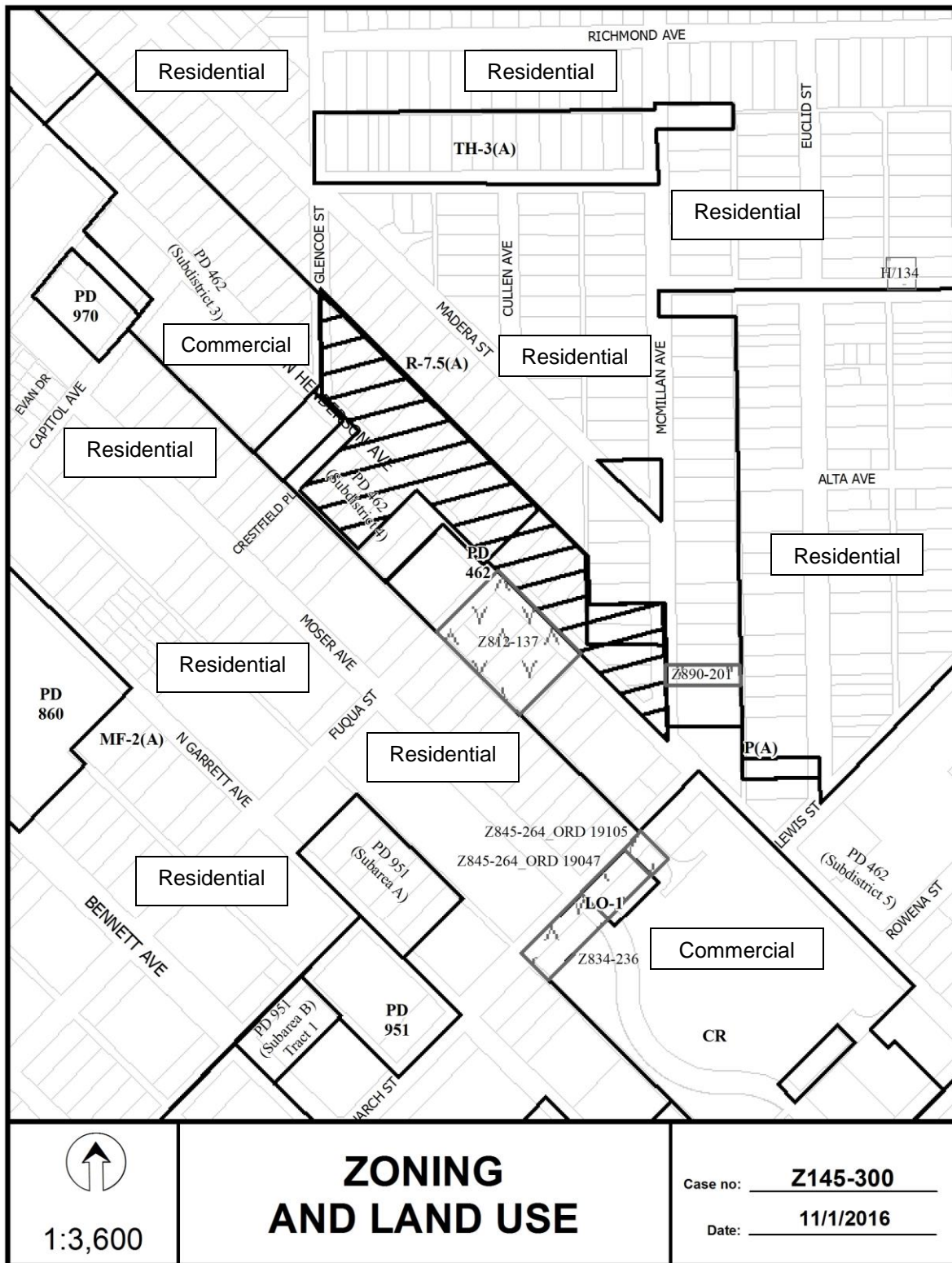
Transportation Management Plan
Henderson Ave. - Glencoe to McMillan
Redevelopment Dallas, TX

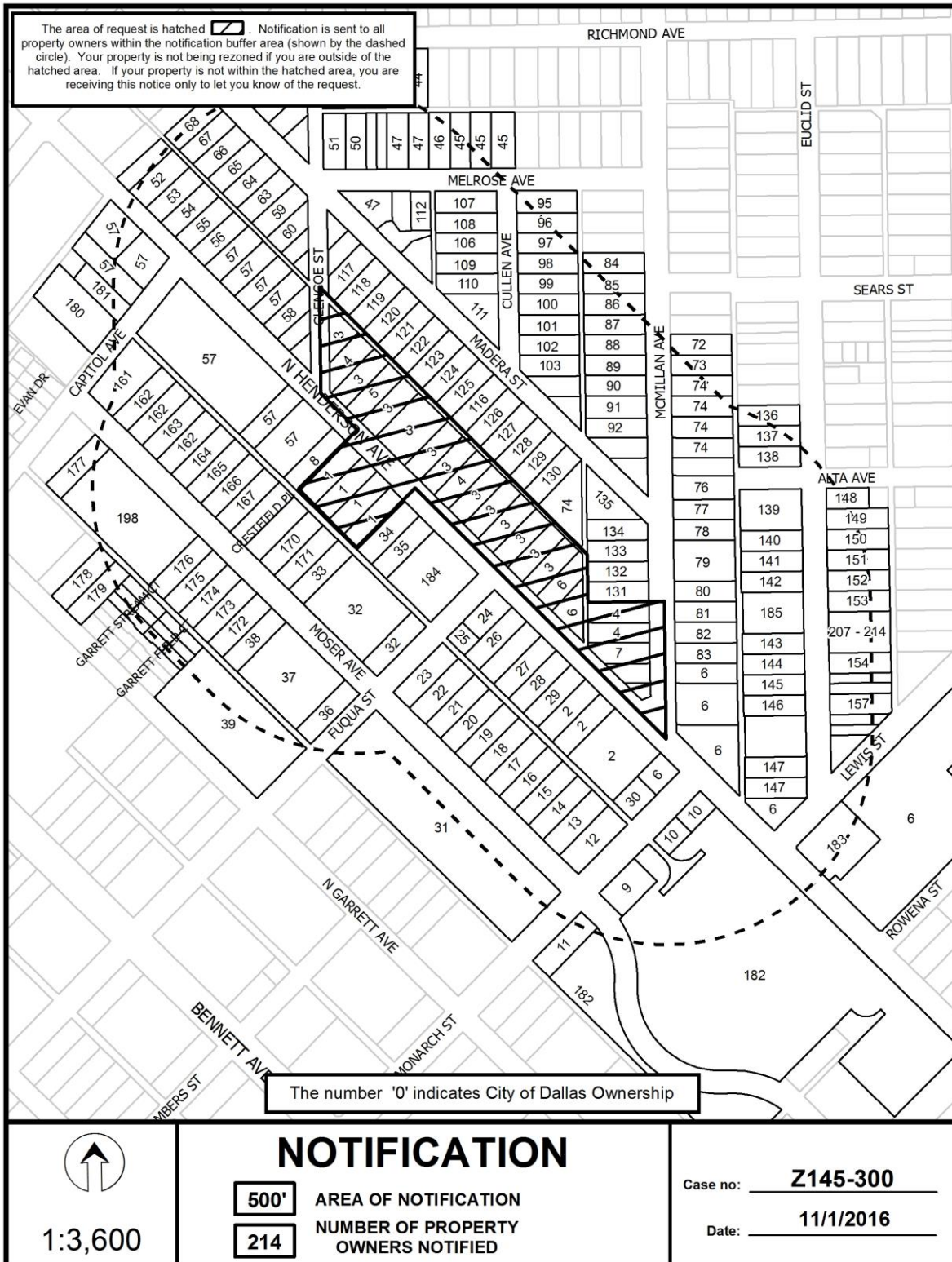
Sheet No. **TMP-1**



Z145-300(SH)







11/01/2016

Notification List of Property Owners***Z145-300******214 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2121 N HENDERSON AVE	HENDERSON RETAIL LANDS DALLAS LLC
2	1925 N HENDERSON AVE	HENDERSON LOTS OWNER DALLAS LLC
3	2008 GLENCOE ST	HENDERSON RESIDENTIAL LANDS DALLAS LLC
4	2222 N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS
5	2212 N HENDERSON AVE	HENDERSON RESIDENTIAL LANDS DALLAS
6	1901 N HENDERSON AVE	HENDERSON MAIN DALLAS LLC
7	1815 MCMILLAN AVE	HENDERSON RESIDENTIAL LANDS
8	2213 N HENDERSON AVE	HENDERSON TRIPOLI INV PPTY LLC
9	1830 MOSER AVE	BLAIR IAN
10	1839 N HENDERSON AVE	CANELAKES LOUIS
11	1833 MOSER AVE	BURNS ROBERT W
12	1902 MOSER AVE	BOSWELL BRADLY
13	1906 MOSER AVE	STELLMACHER RICHARD &
14	1912 MOSER AVE	TICHANSKY MICHAEL S &
15	1914 MOSER AVE	MCCULLOUGH DAVID W &
16	1918 MOSER AVE	MONDELL FONYA NAOMI
17	1922 MOSER AVE	MONDELL CYNTHIA & ALLEN
18	2002 MOSER AVE	GOODENOW GEORGE
19	2006 MOSER AVE	SUBDIVISIONS REALTY 7 LLC
20	2008 MOSER AVE	DALLAS SUNDOWN PROPERTY
21	2014 MOSER AVE	CUELLAR- VALDEZ ROSANN
22	2018 MOSER AVE	FAIFAR RIBEIRO PATRICIA X
23	2022 MOSER AVE	ESCARCEGA CARLOS
24	2023 N HENDERSON AVE	PEDRO PPTIES LLC
25	5216 FUQUA ST	PEDRO PROPERTIES LLC
26	2019 N HENDERSON AVE	PEDRO PROPERTIES LLC

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2011 N HENDERSON AVE	NGUYEN CUNG LUONG 2010 TRUST
28	2007 N HENDERSON AVE	NORTH HENDERSON AVENUE LLC
29	2003 N HENDERSON AVE	MUNTZEL MARK SR LIVING TRUST
30	5217 MONARCH ST	MUELLER MARK C
31	1925 MOSER AVE	LH MOSER LLC
32	2100 MOSER AVE	MPC MOSER II LLC
33	2122 MOSER AVE	GARCIA JOSE
34	2117 N HENDERSON AVE	SMITH ISABELLE M
35	2115 N HENDERSON AVE	AVILA PASTORA MARIA
36	2103 MOSER AVE	MPC MOSER I LLC
37	2107 MOSER AVE	MPC MOSER I LLC
38	2123 MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
39	2116 N GARRETT AVE	MONTANA & CHANCE 21152116 GARRETT LP
40	5402 RICHMOND AVE	MCCRUMMEN JENNIFER &
41	5406 RICHMOND AVE	CARSON CHRIS A
42	5410 RICHMOND AVE	GARRETT BRECK &
43	5414 RICHMOND AVE	QUAIL ASSETS LP
44	5418 RICHMOND AVE	WIGGINS ANNA FRANCES
45	5435 MELROSE AVE	ESTRELLO MARIA
46	5423 MELROSE AVE	MAJORS JOHN A IV
47	5419 MELROSE AVE	HUNT ROBERT V
48	5411 MELROSE AVE	WINDLER MONTE & PATRICIA ANNE
49	5409 MELROSE AVE	SHABAN ALI HUSSAIN
50	5407 MELROSE AVE	PIECE JORDAN DEVELOPMENT LLC
51	5403 MELROSE AVE	RVH REAL ESTATE
52	2414 N HENDERSON AVE	NHA HOLDINGS LLC
53	2406 N HENDERSON AVE	COHEN CLARA JO
54	2400 N HENDERSON AVE	MOORE MARGARITA O
55	2336 N HENDERSON AVE	CANDLER RUSSELL E JR
56	2332 N HENDERSON AVE	BUSTAMANTE VINCENT & ANGELES
57	2326 N HENDERSON AVE	HENDERSON SHOPS DALLAS LLC

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2310 N HENDERSON AVE	SPANISH BUSINESS SERVICES
59	2303 MADERA ST	LEIGH GRANT W & KRISTI D
60	2031 GLENCOE ST	NEW DIRECTION IRA INC
61	2021 GLENCOE ST	SMITH SKYE
62	2025 GLENCOE ST	BRYSON SPENCER A &
63	2307 MADERA ST	DIMENSION D+B LLC
64	2311 MADERA ST	KUBIN MARY FRANCES
65	2315 MADERA ST	KUBIN JOHN W
66	2319 MADERA ST	GONZALEZ OLGA
67	2403 MADERA ST	MEYER MARK D
68	2407 MADERA ST	RUBIO SCOTT H
69	2402 MADERA ST	HEPWORTH WESLEY W
70	2310 MADERA ST	CEJA JOSE NAVA & MAIJA S
71	2304 MADERA ST	NAVA HECTOR & CLAUDIA MARIA GUERRERO
72	1926 MCMILLAN AVE	SMITH MARY E P
73	1922 MCMILLAN AVE	WRIGHT DAVID ASHLEY
74	1918 MCMILLAN AVE	MATA RENE RAMOS
75	1902 MCMILLAN AVE	JDAL PROPERTIES INC
76	1848 MCMILLAN AVE	GOOD EARTH FUNDING INC
77	1844 MCMILLAN AVE	CHUC MARY JANE &
78	1840 MCMILLAN AVE	HERNANDEZ PAULINA
79	1836 MCMILLAN AVE	ADAMS VALERIE DAWN
80	1828 MCMILLAN AVE	MATA HILARIO O & VIVIANA
81	1824 MCMILLAN AVE	TABOR MICHELLE CAROLINE
82	1820 MCMILLAN AVE	BROADHURST ZACHARY C
83	1816 MCMILLAN AVE	CISNEROS JUAN J &
84	2015 MCMILLAN AVE	1700 TREEHOUSE LLC
85	2011 MCMILLAN AVE	LEYVA SAMUEL
86	2007 MCMILLAN AVE	NIETO PORFIRIO ORTEGA &
87	1929 MCMILLAN AVE	PAYNE WILLIAM BRIAN
88	1925 MCMILLAN AVE	GUTIERREZ SYLVIA ANN &

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1919 MCMILLAN AVE	LONGORIA MARY ELLEN
90	1915 MCMILLAN AVE	MENDEL MARK A
91	1911 MCMILLAN AVE	WALLER HALLIE
92	1909 MCMILLAN AVE	MATA RENE R
93	1907 MCMILLAN AVE	SPRINGER MAJENICA
94	1901 MCMILLAN AVE	BARBER PAULA L
95	2034 CULLEN AVE	PATOLIA FAMILY REVOCABLE
96	2030 CULLEN AVE	GONZALEZ JESUS E
97	2026 CULLEN AVE	GONZALEZ JESUS ESTRELLO
98	2020 CULLEN AVE	KORPONAI SANDOR G
99	2018 CULLEN AVE	INFANTE GUMERCIDA &
100	2014 CULLEN AVE	BARRAZA GLORIA P
101	2010 CULLEN AVE	REYES JUAN G ETAL
102	2006 CULLEN AVE	MARTINEZ JOSE L JR &
103	2002 CULLEN AVE	HEPWORTH WESLEY W &
104	2110 MADERA ST	GUANAJUATO PEDRO &
105	2104 MADERA ST	MEDRANO RANDY I
106	2232 MADERA ST	CULLEN EDWARD V
107	2035 CULLEN AVE	SKAGGS KENNETH LEE &
108	2031 CULLEN AVE	CRUZ SAUL & GABRIELA
109	2023 CULLEN AVE	LOPEZ LAZARO S &
110	2019 CULLEN AVE	SANDOVAL JOSE
111	2015 CULLEN AVE	HURLEY SOFIA &
112	5418 MELROSE AVE	GASCA GILBERT JR &
113	5414 MELROSE AVE	CLARK EDWARD L JR
114	2228 MADERA ST	GAYTAN GUADALOPE
115	2237 MADERA ST	WILLIAMS HERBERT S III
116	2239 MADERA ST	HOLMES JOHN B
117	2235 MADERA ST	RVH REAL ESTATE OPPORTUNITY FUND LLC
118	2231 MADERA ST	ANTILLON MANUEL
119	2227 MADERA ST	GRIFFIN MATTHEW KEITH

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2221 MADERA ST	DAVIS RICHARD & CHERYL
121	2217 MADERA ST	ZYLKA JOE &
122	2215 MADERA ST	MCCOLLEY JEFFREY W &
123	2211 MADERA ST	BARNETT SAMUEL L & RAMONA S
124	2207 MADERA ST	SHIELDS WILLIAM O
125	2201 MADERA ST	HERNANDEZ MARTIN &
126	2119 MADERA ST	KUBIN JOHN
127	2115 MADERA ST	TAMEZ LORENA FIERRO
128	2111 MADERA ST	SEGURA LUIS A & IRMA V MARTINEZ &
129	2107 MADERA ST	WORLDALLAS PPTIES INC
130	2103 MADERA ST	BAUGH HARBOR SERIES H LLC
131	1829 MCMILLAN AVE	CRUZ ESTEFANA B
132	1833 MCMILLAN AVE	NOLAN CRYSTAL
133	1837 MCMILLAN AVE	ZAVALA MARY
134	1841 MCMILLAN AVE	LEYVA JOSE
135	2003 MADERA ST	SHAMPAIN RICHARD H
136	1911 EUCLID AVE	ALANIZ MARIE
137	1905 EUCLID AVE	RANKIN BENJAMIN L &
138	1903 EUCLID AVE	LEWELLON LABELLE &
139	1855 EUCLID AVE	CROFT CARL E & LARA C
140	1849 EUCLID AVE	PIERCE JORDAN DEVELOPMENT LLC
141	1845 EUCLID AVE	CAPITAL PARTNERS LLC
142	1841 EUCLID ST	CARRILLO BENITA P
143	1829 EUCLID AVE	DALLAS SUNDOWN PPTY INV LLC
144	1827 EUCLID AVE	LARA RAMONA RAMIREZ
145	1821 EUCLID ST	GARCIA JESUS &
146	1819 EUCLID AVE	SINGER SUSAN E
147	1805 EUCLID AVE	1834 N HENDERSON LLC
148	1856 EUCLID AVE	SMITH MARK
149	1854 EUCLID AVE	ZAHRA EDWARD H JR
150	1848 EUCLID AVE	HOWARD CHRISTOPHER

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1844 EUCLID ST	ROYAL SUPREME LLC
152	1840 EUCLID AVE	MATA RENE R
153	1836 EUCLID AVE	BAILEY DAVID D
154	1824 EUCLID AVE	EUCLID ELEMENTS LLC
155	1822 EUCLID AVE	THOMAS JAMES
156	1820 EUCLID AVE	RANA HUMAIR
157	1816 EUCLID AVE	ENRIQUEZ ARMANDO &
158	1812 EUCLID AVE	NELSON NATHAN &
159	1814 EUCLID AVE	BROWN CASSANDRA S
160	1808 EUCLID AVE	SMITH O DARWIN &
161	2322 MOSER AVE	NGUYEN NHON
162	2318 MOSER AVE	MOSER HOMES LLC
163	2310 MOSER AVE	MOSER TOWNHOMES LLC
164	2302 MOSER AVE	CRAVER SADIE B ESTATE OF
165	2226 MOSER AVE	MONETA DAREN
166	2222 MOSER AVE	PEREZ SALVADOR &
167	2218 MOSER AVE	DIMENSION D B LLC
168	2214 MOSER AVE	COG DALLAS HOMES LLC
169	2208 MOSER AVE	FOUR MAD OX LLC
170	2206 MOSER AVE	CHEFCHIS AMELIA
171	2202 MOSER AVE	NEGRETE BLANCA G
172	2203 MOSER AVE	DALLAS SUNDOWN PPTY INVESTMENTS LLC
173	2207 MOSER AVE	NILASENA NANCY
174	2211 MOSER AVE	2211 MOSER AVE LLC
175	2215 MOSER AVE	KHAN IRFAN A &
176	2217 MOSER AVE	KHAN IRFAN A & SABOOHI I
177	2317 MOSER AVE	BAILEY DAVID D & IDA J
178	2304 N GARRETT AVE	2304 GARRETT AVE LLC
179	2226 N GARRETT AVE	MARTINEZ JOSEPHINE LIFE ESTATE
180	5209 CAPITOL AVE	LARKSPUR CAPITOL AVENUE LP
181	5219 CAPITOL AVE	LARKSPUR CAP AVE II LLC

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1802 MOSER AVE	Dallas ISD
183	1800 N HENDERSON AVE	HENDERSON RETAIL LANDS
184	2107 N HENDERSON AVE	2107 N HENDERSON AVENUE LLC
185	1839 EUCLID ST	SUBDIVISION REALTY 2 LLC
186	5185 GARRETT STREAM CT	LIU PATRICK
187	5169 GARRETT STREAM CT	TILLETT BRADLEY & JAYNE
188	5153 GARRETT STREAM CT	VICTOROV VICTOR
189	5186 GARRETT STREAM CT	NOWACKI SARAH A &
190	5170 GARRETT STREAM CT	SINGAPURA KARTIK &
191	5154 GARRETT STREAM CT	PATEL AKSHAR C
192	5171 GARRETT FIELD CT	GRUBER BRIAN &
193	5155 GARRETT FIELD CT	ALLISON GEORGE THOMAS IV &
194	5139 GARRETT FIELD CT	NOORANI IMRAN & SHEZILA ALI
195	5188 GARRETT FIELD CT	ADAMANY MARISSA L
196	5172 GARRETT FIELD CT	DEYOUNG WILLIAM A IV &
197	5156 GARRETT FIELD CT	CARTER DEBRA
198	2315 MOSER AVE	JOSELSON BARRY H &
199	1811 EUCLID AVE	MATHEW TIM G
200	1811 EUCLID AVE	JACKSON KATIE L
201	1811 EUCLID AVE	KIDD KYLE &
202	1811 EUCLID AVE	BOYER ERIC
203	1811 EUCLID AVE	KNIGGE ANEMONE E
204	1811 EUCLID AVE	STRONG BRENT M
205	1811 EUCLID AVE	SINHA RAVI R
206	1811 EUCLID AVE	MESSER AMY
207	1828 EUCLID AVE	LUCERO MILES
208	1828 EUCLID AVE	TRANG QUYNHCHI NGOC
209	1828 EUCLID AVE	JOHNSON CHARLES BRENT &
210	1828 EUCLID AVE	SLECHTEN SARA M
211	1828 EUCLID AVE	LESHER BRIDGET MARY
212	1828 EUCLID AVE	SHORES SUSAN V & STEVEN LEE

Z145-300(SH)

11/01/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1828 EUCLID AVE	CLARK GREGORY PHILLIP
214	1828 EUCLID AVE	WILLIAMS ARON THOMAS

FILE NUMBER: Z167-106(SH)

DATE FILED: October 7, 2016

LOCATION: South side of Blue Ridge Boulevard, west of Rio Grande Avenue

COUNCIL DISTRICT: 3

MAPSCO: 63-A

SIZE OF REQUEST: ±5.695 acres

CENSUS TRACT: 108.03

REPRESENTATIVE: Michael Davis and S.I. Abed

APPLICANT: AAA Home Builder, LLC

OWNER: Shaymah Mahdi

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 541.

SUMMARY: The applicant proposes to develop the site with a maximum of 22 single family dwelling units on individual lots.

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

PRIOR ACTION AND UPDATE: On May 4, 2017, the City Plan Commission held this case under advisement to allow additional time for staff to collaborate with neighborhood stakeholders and further analyze the details of the case.

BACKGROUND INFORMATION:

- On February 15, 1971, the City Council approved Specific Use Permit No. 541 for college, university, or seminary uses for a permanent time period on the subject site and property to the west. The Independent Baptist College was demolished in 2010, and the approximate 5.695-acre request site has since remained undeveloped.
- The applicant's current request will allow for the construction of a single family development with a maximum of 22 dwelling units on individual lots. The minimum lot area will be 7,500 square feet which is consistent with R-7.5(A) standards. The PDD conditions also provide for a minimum dwelling unit size of 1,700 square feet. The proposed conceptual plan depicts a designated common area and internal sidewalks, with primary access to the site from Blue Ridge Boulevard.
- The proposed development will be relatively consistent with existing land uses in the area. There is an R-10(A) single family development to the north of the subject site, across Blue Ridge Road, and another R-10(A) single family development to the east. The proposed development will provide a similar type of housing on reduced lot sizes with reduced front yard setbacks. An existing church adjoins the site to the east, and there is an undeveloped tract of land located immediately to the south.
- On May 4, 2017, the City Plan Commission held this case under advisement to allow additional time for the applicant to collaborate with neighborhood stakeholders and further analyze the details of the case. Neighborhood meetings were subsequently held on May 16th and May 23rd; however, the applicant has not submitted revised conditions as requested by the neighborhood stakeholders.

Zoning History:

1. **Z167-155:** On December 12, 2016, an application was submitted for a Planned Development District for single family uses on property zoned an R-10(A) Single Family District, located on the east corner of West Kiest Boulevard and Rio Grande Avenue Dallas. The application was subsequently withdrawn by the applicant on March 19, 2017.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the proposed request and determined that it will not significantly impact the surrounding roadway system.

Thoroughfare/Street:

Thoroughfares/Street	Type	Existing ROW
Blue Ridge Boulevard	Local	30 feet

Surrounding Land Uses:

	Zoning	Land Use
North	R-10(A) and SUP No. 601	Single family
East	R-10(A)	Single family
South	R-7.5(A)	Undeveloped land
West	R-10(A) and SUP No. 541	Church

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 proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

The Vision Illustration depicts the request site as within a *Residential Neighborhood Building Block*. This request is characteristic of this Building Block as it will provide for the development of a traditional neighborhood comprised of single-family detached homes. Individual lot size, front yard and side yard setbacks, garage orientation, and scale of the homes vary from neighborhood to neighborhood. These low-density areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low.

Since Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, the proposed development will provide an additional housing opportunity for residents who desire to benefit from the anticipated progression of the Southern Sector.

NEIGHBORHOOD PLUS

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Land Use Compatibility:

The approximate 5.695-acre request site, which is located along the south line of Blue Ridge Boulevard, west of Rio Grande Avenue, was once improved a college. The institutional use was demolished in 2010, and the site has since remained undeveloped.

The proposed residential development will be compatible with surrounding uses as there are established single family communities located to the north of the subject site, across Blue Ridge Boulevard, as well as to the east. An existing church adjoins the site to the west, with an undeveloped, R-7.5(A) Single Family District, tract of land located immediately south of the site.

The applicant is proposing to construct no more than 22 single family dwelling units on individual lots. The minimum lot area will be 7,500 square feet which is consistent with R-7.5(A) standards. The PDD conditions also provide for a minimum dwelling unit size of 1,700 square feet. As depicted on the conceptual plan, a minimum of 12,000-square feet of dedicated open space will be located within the development, with sidewalks provided on both sides of the internal street. The site will be served by two access points from Blue Ridge Boulevard.

The purpose for requesting a PDD as opposed to straight zoning is to allow for reduced front yard setbacks. The applicant has indicated that the reduced front yard setback will allow them to work within the parameters of the site's topography. All other R-7.5(A) development standards will be met, as indicated in the proposed PDD conditions.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-10(A)	30'	6' res. 10' nonres.	30'	45% res. 25% nonres.	RPS	Residential
		6' res. 15' nonres.				
Standard: R-7.5(A)	25'	5' res. 10' nonres.	30'	45% res. 25% nonres.	RPS	Residential
		5' res. 10' nonres.				
Proposed: PDD for R-7.5(A)	20'	5' res. 10' nonres.	30'	45% res. 25% nonres.	RPS and Minimum floor area per dwelling unit	Residential
		5' res. 10' nonres.				

Parking:

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

Landscaping:

All landscaping for the proposed development must comply with the requirements of Article X. In addition, the PDD conditions stipulate that a minimum of 12,000 square feet of open space must be provided, as depicted on the conceptual plan.

Additional Provisions:

The applicant has requested to prohibit garage conversions within the proposed development. However, staff believes that this restriction would be unenforceable and therefore recommend that the provision be removed from the PDD conditions.

List of Partners/Principals/Officers

AAA Home Builder, LLC

Manager:
Hassan Naser

Director:
Hassan Naser

**Z167-106
PD Conditions**

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

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

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

PD ____ is established on property located at on the south side of Blue Ridge Boulevard, west of Rio Grande Avenue. The size of PD ____ is approximately 5.7 acres.

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

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

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

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

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: conceptual plan.

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

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

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

For single family uses, a final plat may serve as the development plan. For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

Except as provided, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single

Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

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

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

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

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

- (a) In general. Except as provided, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.
- (b) Front yard. Minimum front yard is 20 feet.
- (c) Density. Maximum number of dwelling units is 22.
- (d) Floor area. Minimum floor area per dwelling unit is 1,700 square feet.

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

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

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

See Article VI.

SEC. 51P- ____ .112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.
- (d) A minimum of 12,000 square feet of common area must be provided as shown on the conceptual plan.

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .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.

Staff's Recommendation

(c) — Garages may not be converted to interior living space.

Applicant's Request

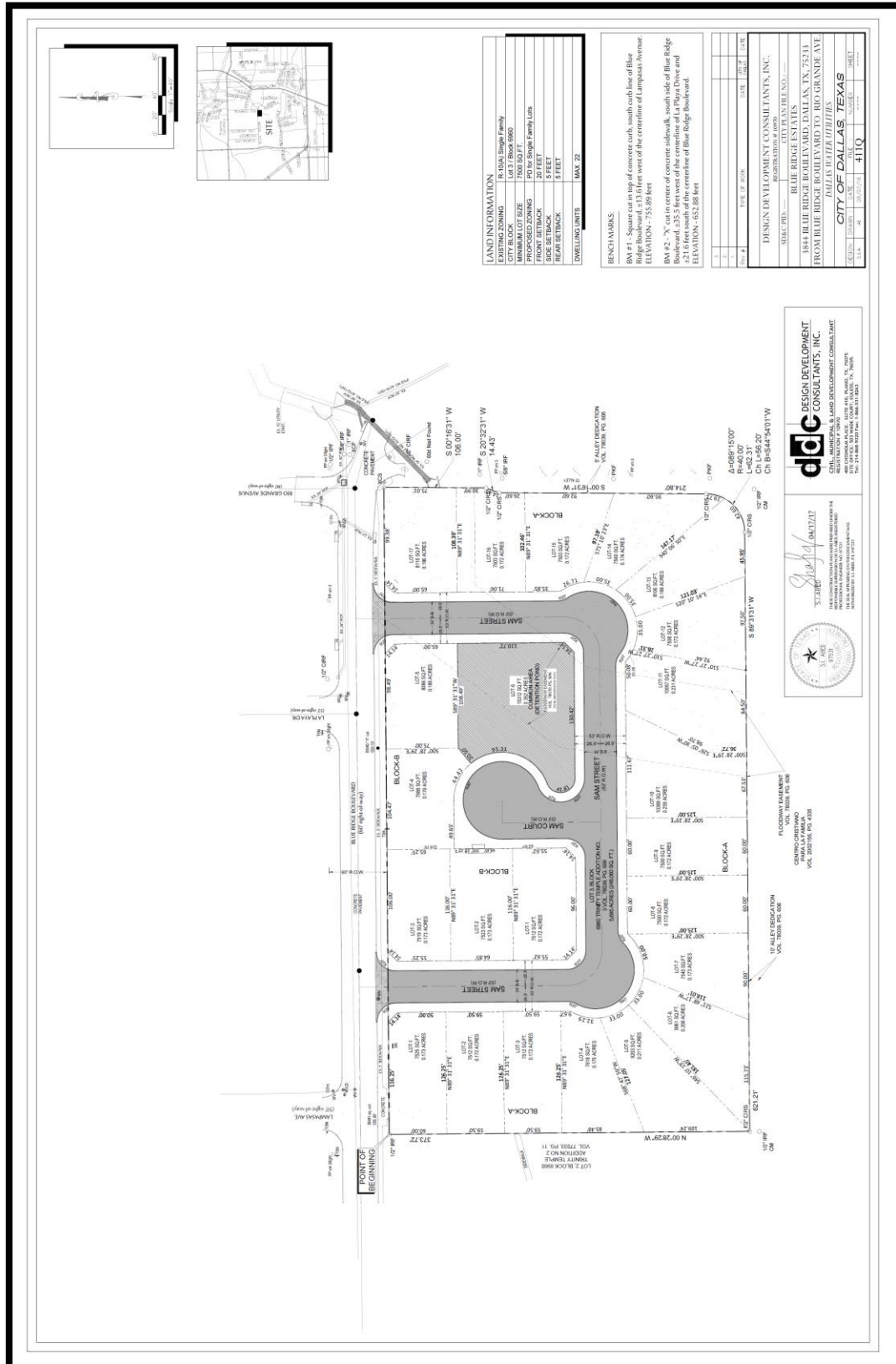
(c) Garages may not be converted to interior living space.
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SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

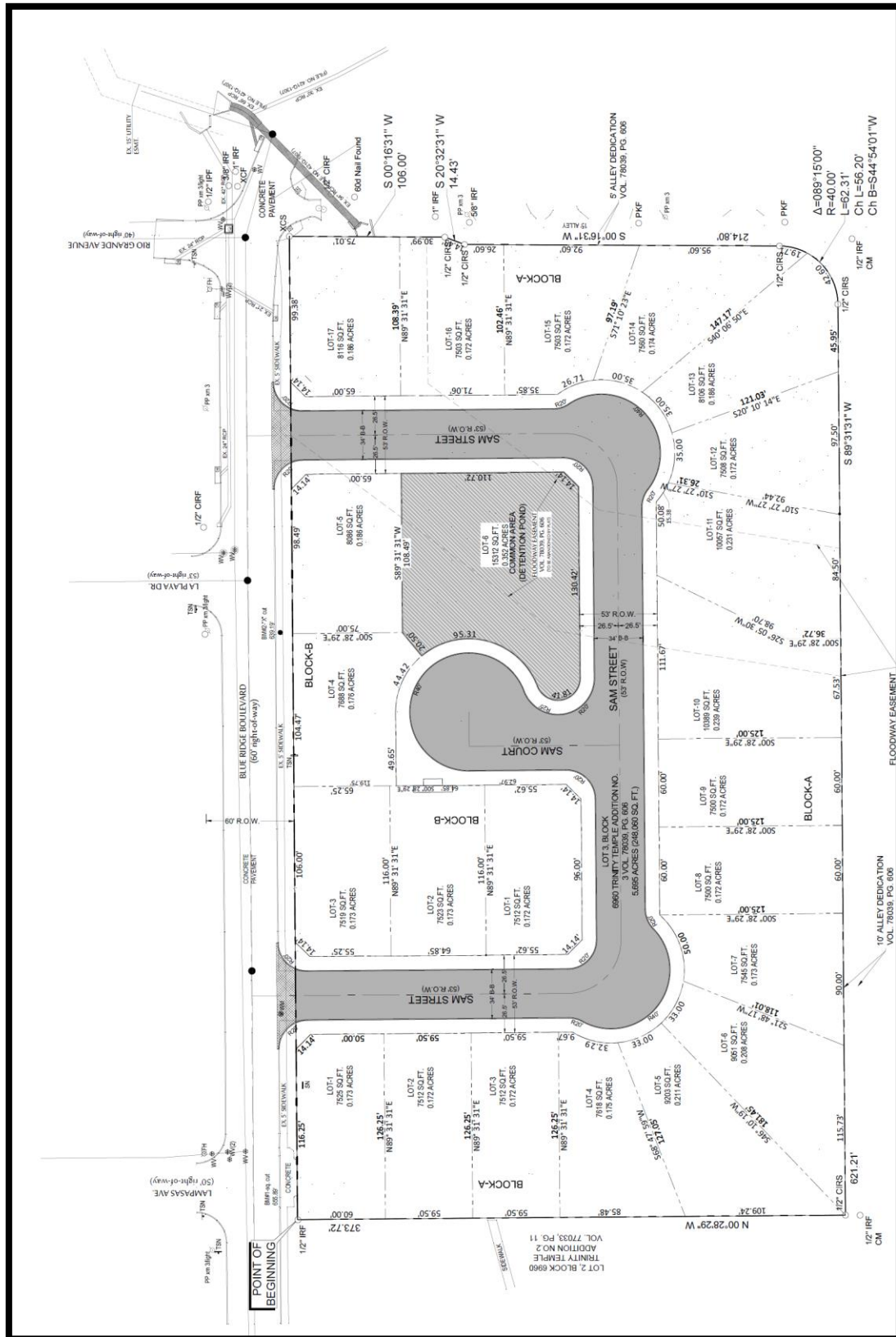
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

Proposed Conceptual Plan

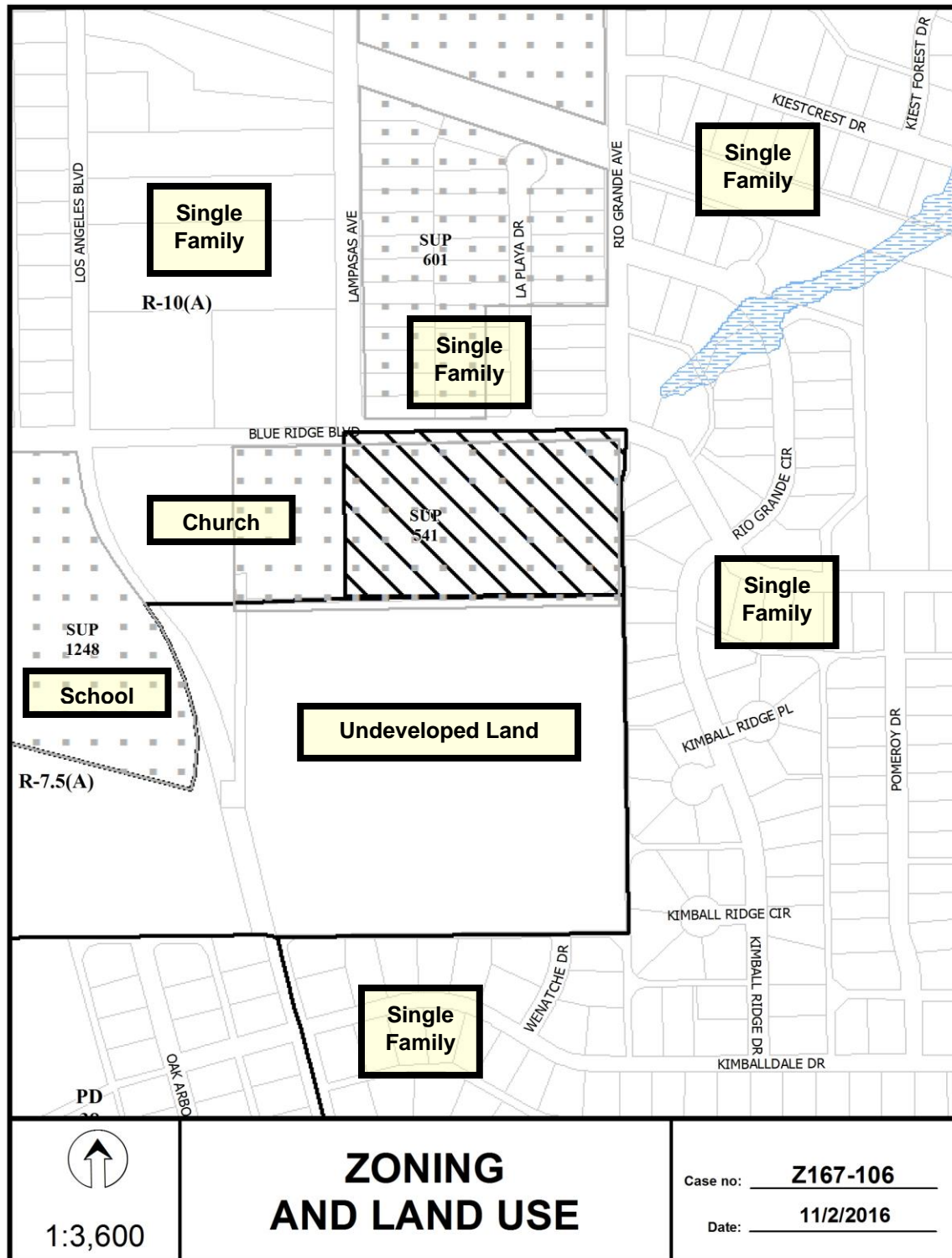


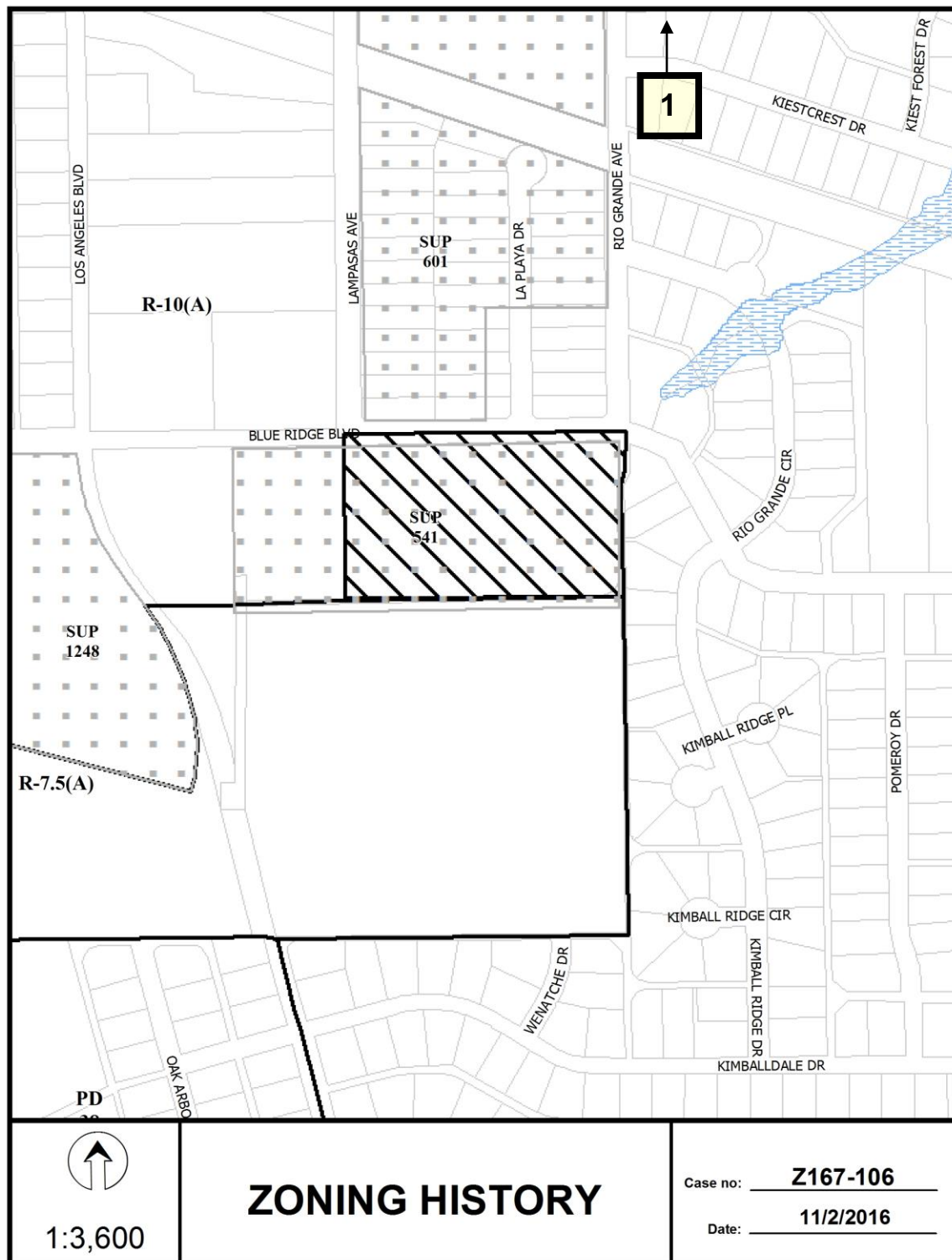
Proposed Conceptual Plan (enlarged)

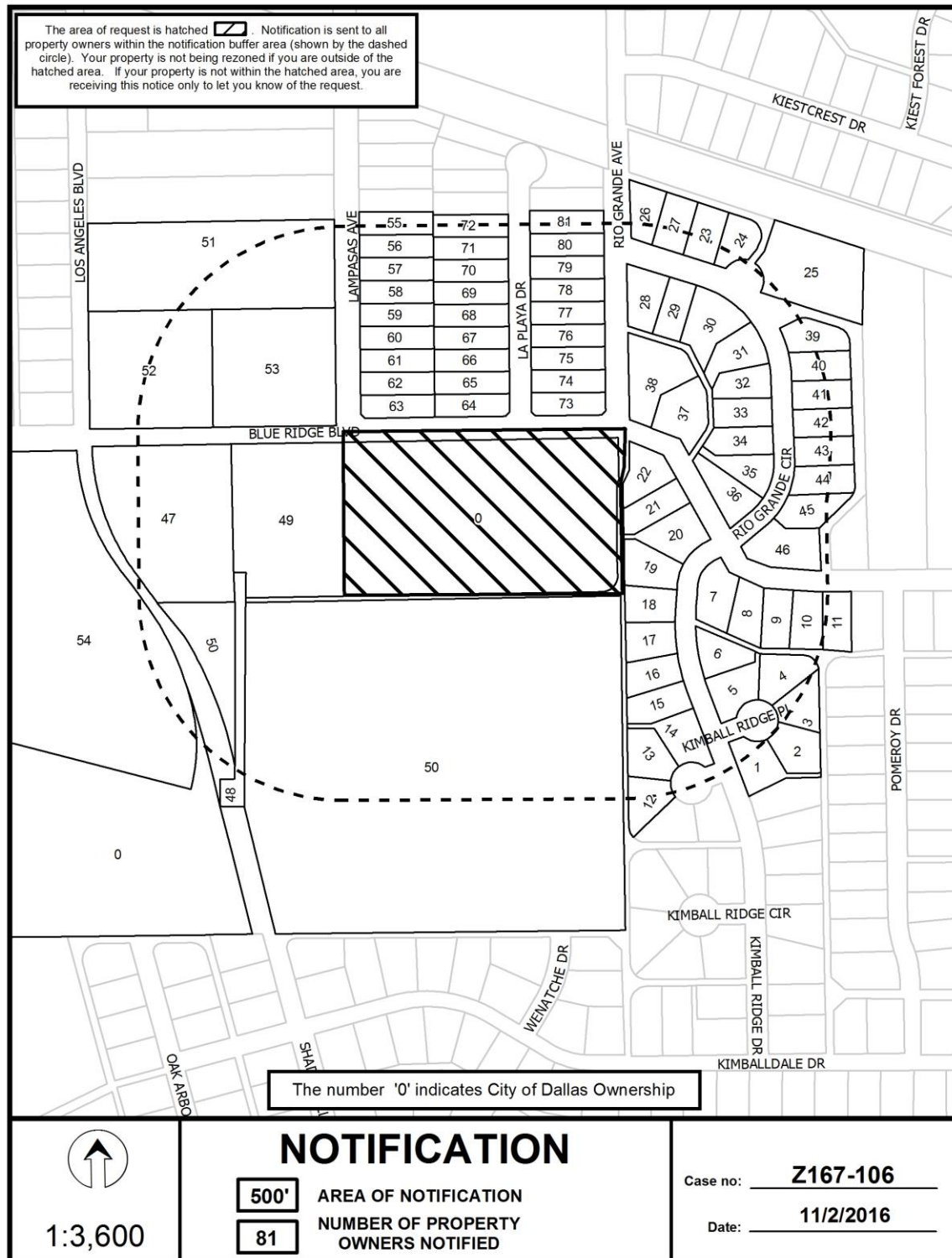












11/02/2016

Notification List of Property Owners***Z167-106******81 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3648 KIMBALL RIDGE PL	REMMER CAROLE LEE
2	3644 KIMBALL RIDGE PL	TAYLOR KENNETH E
3	3640 KIMBALL RIDGE PL	SHIELDS MICHAEL W
4	3636 KIMBALL RIDGE PL	WILLIAMSON GLORIA
5	3632 KIMBALL RIDGE DR	SHIELDS CLEOLA EST OF &
6	3624 KIMBALL RIDGE DR	MORRIS RUBEN JR
7	3656 BLUE RIDGE BLVD	HOLLOWAY BETTY LOIS ET AL
8	3652 BLUE RIDGE BLVD	BROWN LEON C & MADIE
9	3648 BLUE RIDGE BLVD	TAYLOR ALBERT JR
10	3644 BLUE RIDGE BLVD	ROBERSON EDWARD LEE
11	3636 BLUE RIDGE BLVD	GARCIA JORGE C &
12	3711 KIMBALL RIDGE CT	BURTON MAE H
13	3707 KIMBALL RIDGE CT	HERNANDEZ JOSE ANTONIO & MARIA ANTONIA
14	3703 KIMBALL RIDGE CT	SPIGNER DELORES P
15	3631 KIMBALL RIDGE DR	SMITH MAYME ADEL JACKSON
16	3625 KIMBALL RIDGE DR	FARIAS JORGE &
17	3621 KIMBALL RIDGE DR	CLARK HELLEN M
18	3615 KIMBALL RIDGE DR	BLAIR BRENDA
19	3611 KIMBALL RIDGE DR	DELAROSA RAYMOND
20	3605 KIMBALL RIDGE DR	MARILLO JOSE & IRENE
21	3714 BLUE RIDGE BLVD	DARDEN VIRGINIA A
22	3720 BLUE RIDGE BLVD	MEDINA FRANCISCO J
23	3512 RIO GRANDE CIR	ARMSTRONG BOBBY &
24	3516 RIO GRANDE CIR	DEPASS NIGEL
25	3520 RIO GRANDE CIR	WESLEY JOHN A & PAT A
26	3504 RIO GRANDE CIR	GONZALES MARTIN &

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3508 RIO GRANDE CIR	ARZOLA ELOY R & MARIA D
28	3505 RIO GRANDE CIR	BRANCH JOE JR &
29	3511 RIO GRANDE CIR	YOUNG ELIZABETH
30	3519 RIO GRANDE CIR	SAENZ HENRY JESSE
31	3527 RIO GRANDE CIR	ROJAS FRANCISCO &
32	3533 RIO GRANDE CIR	PERKINS PENNY R
33	3537 RIO GRANDE CIR	NOBLES TOMMY ETAL
34	3543 RIO GRANDE CIR	NELSON COREY
35	3549 RIO GRANDE CIR	LOFTIS FANNIE MAE P
36	3555 RIO GRANDE CIR	DURON ANTONIO B
37	3721 BLUE RIDGE BLVD	JOVE JAIME A
38	3536 RIO GRANDE AVE	VEGA ALEJANDRA
39	3526 RIO GRANDE CIR	RAY LOUIS R
40	3532 RIO GRANDE CIR	GARRETT DEBRA A
41	3536 RIO GRANDE CIR	LEWIS DELORES
42	3540 RIO GRANDE CIR	THOMPSON KARLA M
43	3544 RIO GRANDE CIR	PEREZNEGRON VICTOR &
44	3548 RIO GRANDE CIR	FREEMAN MARCUS A
45	3552 RIO GRANDE CIR	JOHNSON ALFRED J
46	3556 RIO GRANDE CIR	SILVA JULIA CRUZ
47	3940 BLUE RIDGE BLVD	ZION APOSTOLIC TEMPLE CH
48	3802 BLUE RIDGE BLVD	CENTRO CRISIANO PARA LA FAMILIA
49	3902 BLUE RIDGE BLVD	ZION APOSTOLIC TEMPLE
50	4000 SHADY HOLLOW LN	CENTRO CRISTIANO PARA
51	3508 LOS ANGELES BLVD	NARVAEZ ANDRES & JUANA
52	3939 BLUE RIDGE BLVD	DECRISTO TEMPLO UPC INC
53	3921 BLUE RIDGE BLVD	MITCHELL YARA
54	4000 BLUE RIDGE BLVD	Dallas ISD
55	3510 LAMPASAS AVE	SPRAGUE RYAN D
56	3514 LAMPASAS AVE	RODRIGUEZ GERARDO
57	3518 LAMPASAS AVE	HERNANDEZ SILVIA S &

11/02/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3522 LAMPASAS AVE	DEVOS CHELSEA
59	3526 LAMPASAS AVE	JOHNSON VICKEY
60	3530 LAMPASAS AVE	HERNANDEZ ISAIAS &
61	3534 LAMPASAS AVE	OROPESA MALELI
62	3538 LAMPASAS AVE	MACK ROBERT J
63	3542 LAMPASAS AVE	MORA VERONICA
64	3547 LA PLAYA DR	SALAS JEHU
65	3543 LA PLAYA DR	CAMACHO GERARDO & ELIZA G
66	3539 LA PLAYA DR	CERDA MARGARITO
67	3535 LA PLAYA DR	TORRES RONY D
68	3531 LA PLAYA DR	ROMAN DANIEL
69	3527 LA PLAYA DR	FRAZIER YOLANDA &
70	3523 LA PLAYA DR	FLORES ROBERTO A
71	3519 LA PLAYA DR	SALAZAR CRISTIAN RICO
72	3515 LA PLAYA DR	VILLATORO ARMANDO & BLANCA R
73	3546 LA PLAYA DR	VEGA ANTONIO & SILVIA
74	3542 LA PLAYA DR	GARZA ARTURO
75	3538 LA PLAYA DR	SOLIS FAUSTINO L &
76	3534 LA PLAYA DR	RUIZ DOUGLAS R
77	3530 LA PLAYA DR	CABANILLA ANGEL
78	3526 LA PLAYA DR	MARTINEZ ALEJANDRO
79	3522 LA PLAYA DR	VEGA DIANA C
80	3518 LA PLAYA DR	PORTILLO KARLA I
81	3514 LA PLAYA DR	PESINA ROLANDO C

FILE NUMBER: Z167-239(WE)

DATE FILED: March 6, 2017

LOCATION: Northwest corner of Commerce Street and Manila Road

COUNCIL DISTRICT: 6

MAPSCO: 43-Q

SIZE OF REQUEST: Approx. 1.715 acres

CENSUS TRACT: 205.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems

APPLICANT/OWNER: Samuel Ramos

REQUEST: An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to continue operation of a concrete batch plant on the property.

STAFF RECOMMENDATION: Approval for a three-year period, subject to conditions.

PREVIOUS ACTION: On May 4, 2017, the City Plan Commission held this case under advisement until June 8, 2017

BACKGROUND INFORMATION:

- The applicant's request for a renewal of SUP No. 1624 will permit the continued operation of the concrete batch plant. There are no changes to the conditions except for the time period proposed by the applicant. The applicant is in compliance with the site plan.
- On May 24, 2006, Specific Use Permit No. 1624 was approved for a five-year period with eligibility for one additional five-year period. The City Council approved two additional renewals of SUP No. 1624 between May 2006 and June 2011. On June 11, 2014, the City Council approved a renewal of SUP No. 1624 for a three year period. SUP No. 1624 expires on June 11, 2017.
- In June 2014, staff's recommendation for a three year period was to allow for the opportunity to re-evaluate the continued compatibility of the land use with the surrounding area and compliance with the SUP conditions.
- Staff continues to recommend a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions
- The City's Office of Environmental Quality has not found any violations at the request site.
- The site/landscape plan depicts one proposed structure, a 10-foot by 10-foot batch room, material storage bins, two silos, a water pit, and parking spaces. The site abuts an existing rail corridor; however, the applicant does not anticipate utilizing it.

Zoning History: There have been two recent zoning requests in the area in the past 5 years.

1. Z112-267 On June 11, 2014, the City Council approved a renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District. [request site]
2. Z145-115 On June 10, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
W. Commerce Street	Local	80 ft.
Manilla Street	Local	70 ft.

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 1.2** Promote desired development.

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

The existing concrete batching plant is a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City. The request site is consistent with the *forwarddallas! Comprehensive Plan* because the Plan identifies the area as Industrial Area. The request site is located within an industrial area and is contiguous to several undeveloped tracts of land and industrial/warehouse uses that are in an IR zoning District.

Land Use Compatibility: The site is developed with a concrete batch plant that contains an outside manufacturing area and material storage, a batch room and a water pit. The applicant's request for a renewal of SUP No. 1624 will allow for the batch plant to continue operating on site. The SUP conditions require that all maneuvering area for trucks be paved as a dust control measure.

The area is generally developed with a mix of industrial uses with the majority of the heavy industrial uses developed on property north of the site and south of Singleton Boulevard. The balance of the area is developed with inside industrial uses, inclusive of warehouse/distribution uses. In June 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on the adjacent property.

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 equipment and materials are placed in the site's interior to avoid any safety issues that are associated with the operation of the facility. The SUP conditions provide measures to mitigation any adverse effects of the request site. Staff recommends a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IR Industrial Research	15'	0'/30'	NA	200'	80%	Proximity Slope Does not apply	Research & development, light industrial, office

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has no objections.

Parking: The Dallas Development Code requires off-street parking to be provided for a temporary concrete or asphalt batching plant use at two spaces. While the existing development requires two spaces, 12 spaces are provided as shown on the attached site plan.

Landscaping: Landscaping must be provided in accordance with the site plan/landscape plan.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete batch plant.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan.

Staff's Recommendation

3. TIME LIMIT: This specific use permit automatically terminates on [~~June 11, 2017~~] (three-years from the passage of this ordinance).

Applicant's Proposal

3. TIME LIMIT: This specific use permit expires on [~~June 11 2017~~], five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.

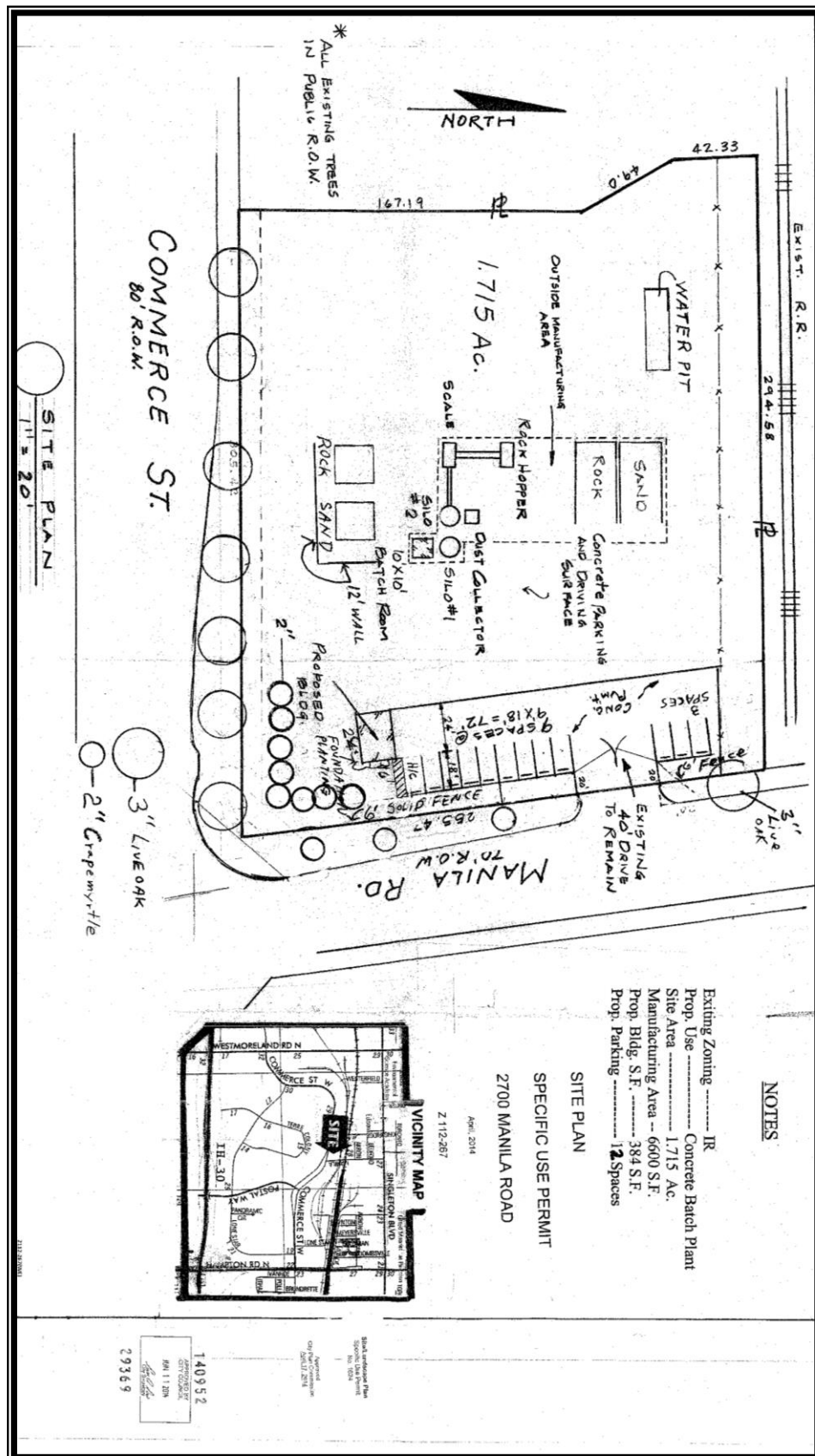
5. GROUND AND DUST CONTROL:

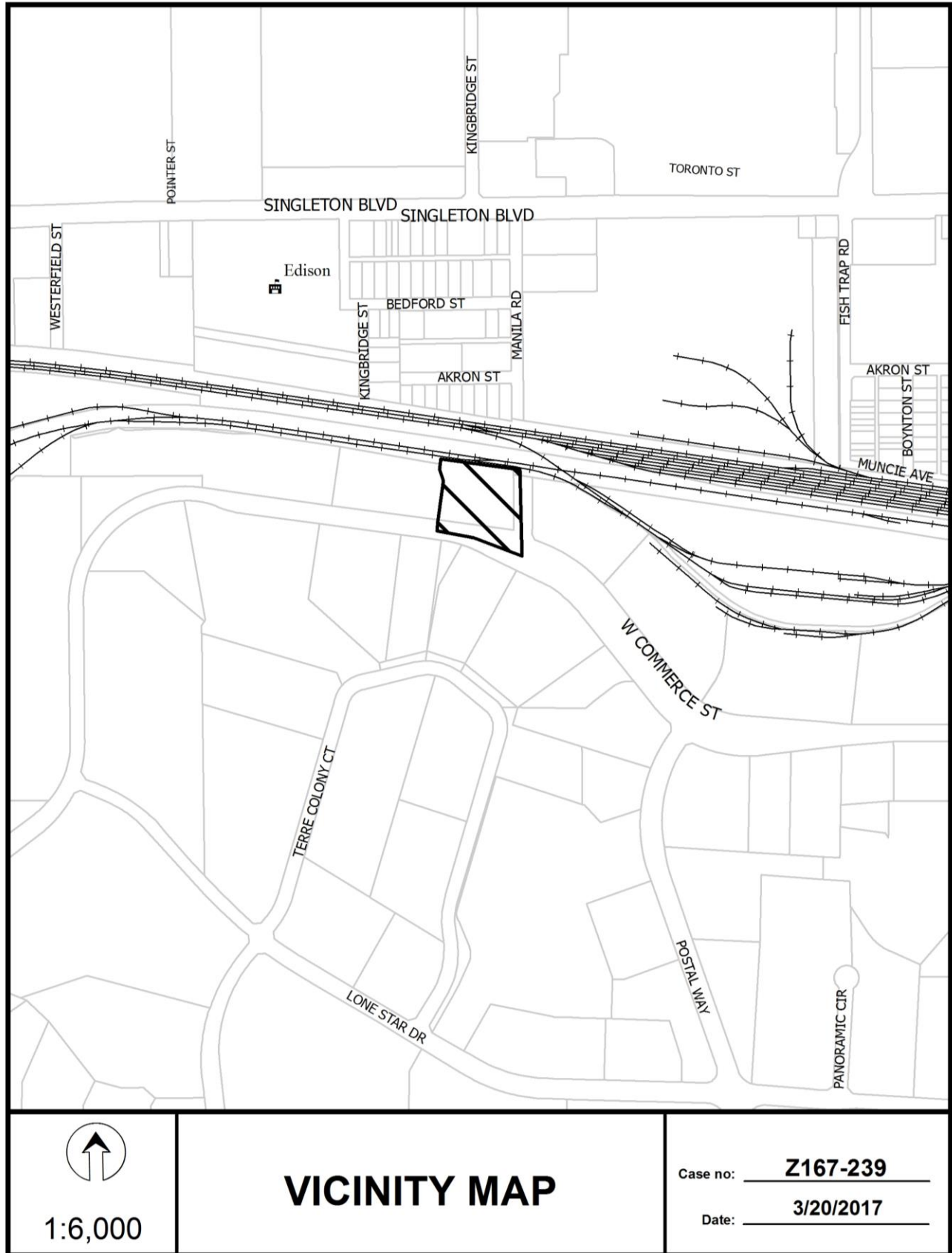
A. The following conditions must be met on an ongoing basis:

- i. All on-site travelways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.
- ii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
- iii. Spillage of materials must be cleaned up and contained or dampened within thirty minutes after the spillage so that emissions from wind erosion and vehicle traffic are minimized.

- iv. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
 - B. 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 4(A)(i) through 4(A)(iv) must be delivered to the director of the office of environmental quality and the director of sustainable development and construction.
6. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site/landscape plan.
 7. OUTSIDE MATERIALS STORAGE: Outside storage of materials is permitted only in bins that are screened on three sides by solid walls with a minimum height of ten feet.
 8. ROAD REPAIR: The operator, or its successor or assigns, is responsible for repairing holes or other surface damages on Manila Road caused by operation of the concrete batch plant. The road repairs must conform to City of Dallas standards as approved by the director of public works and transportation.
 9. SCREENING: A minimum six-foot-high solid screening fence must be maintained and located as shown on the attached site/landscape plan.
 10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE/LANDSCAPE PLAN

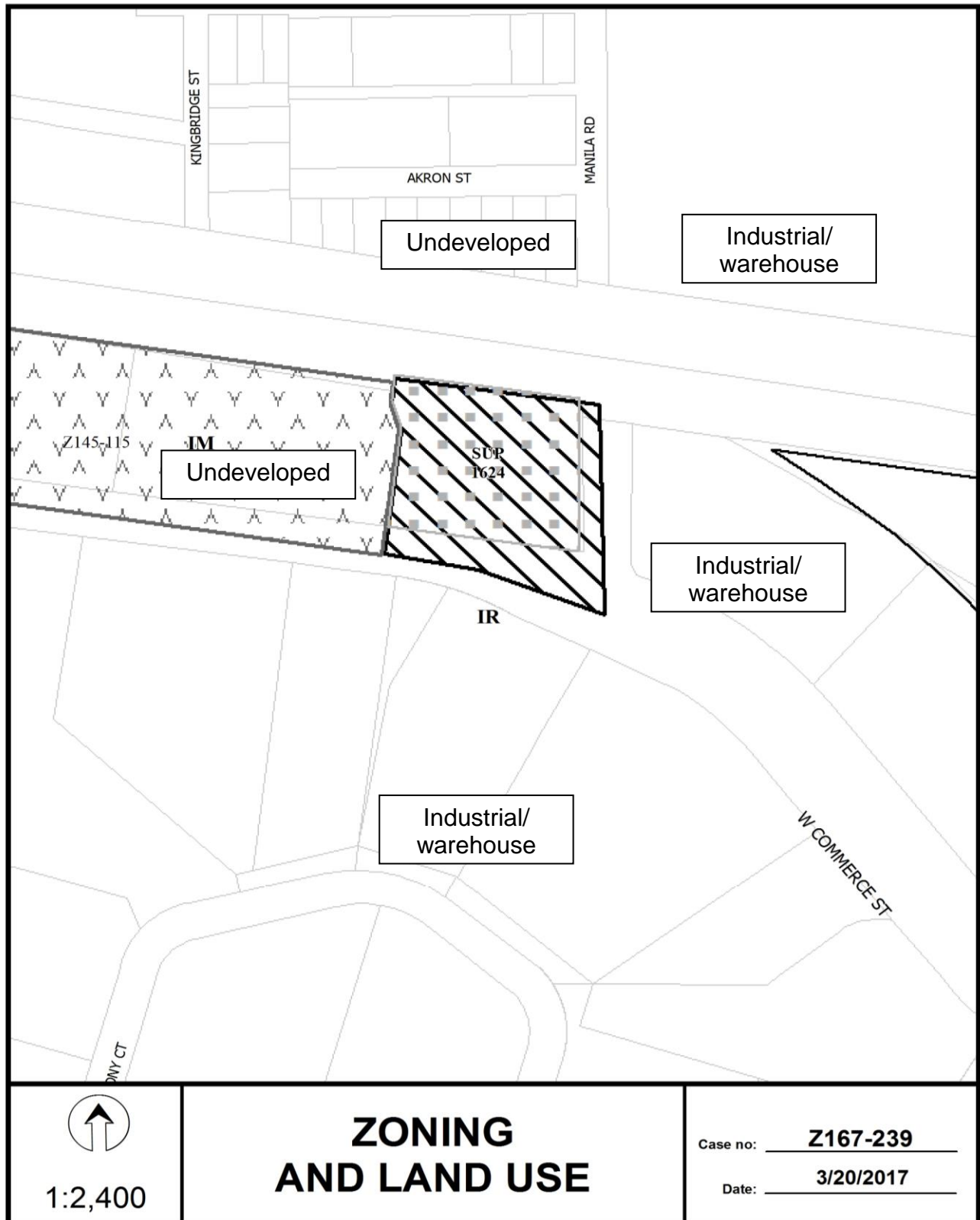


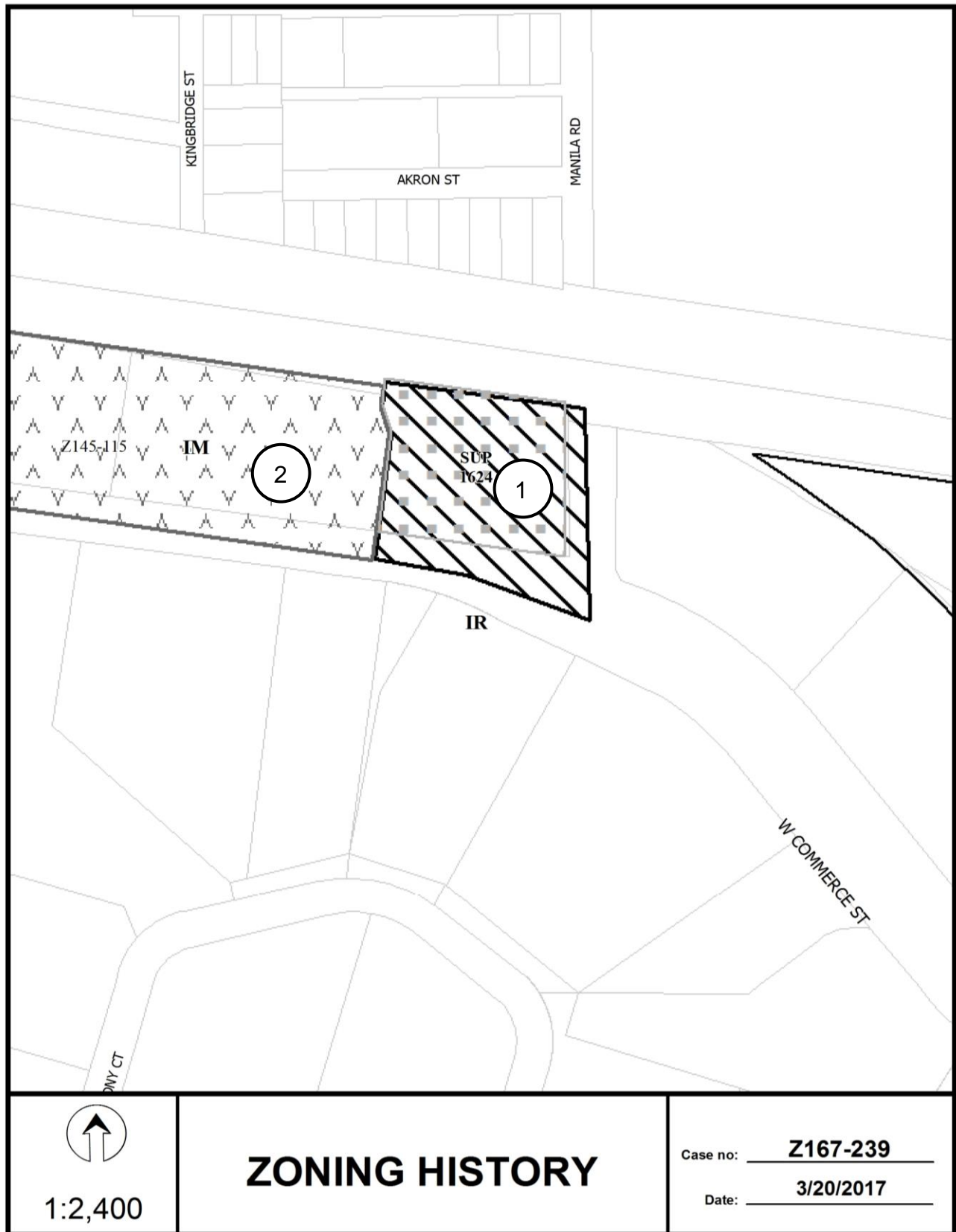


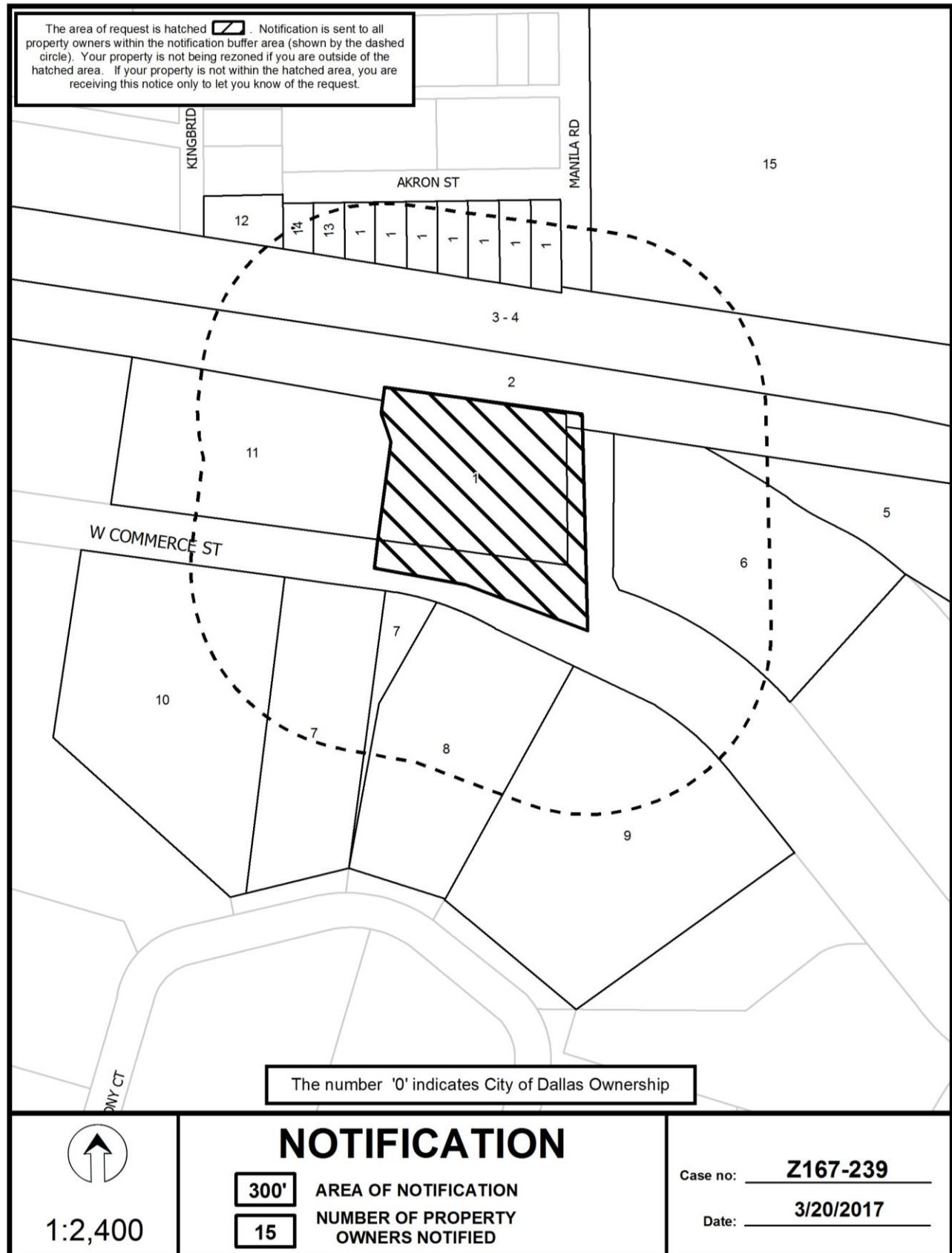
Z167-239(WE)



Warehouse







Notification List of Property Owners

Z167-239

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2802 AKRON ST	RAMOS SAMUEL
2	2300 AL LIPSCOMB WAY	BNSF RAILWAY
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999 NO NAME ST	UNION PACIFIC RR CO
5	1801 LONE STAR DR	LONE STAR IND INC
6	2565 W COMMERCE ST	CLEMTEX HOLDING INC
7	2700 W COMMERCE ST	ARAIZA JUAN J
8	2570 W COMMERCE ST	2570 W COMMERCE LLC
9	2556 W COMMERCE ST	REMINGTON DEV CO &
10	2772 W COMMERCE ST	4815 VICKSBURG LLC
11	2800 W COMMERCE ST	DALLAS GARLAND & NE RR
12	2706 KINGBRIDGE ST	CORTEZ CLEMENTINA
13	2830 AKRON ST	BLANK COLE
14	2834 AKRON ST	BROOKS REX
15	2600 SINGLETON BLVD	BUILDING MATERIALS CORP

FILE NUMBER: Z156-344(OTH)**DATE FILED:** August 23, 2017**LOCATION:** West of Lancaster Road, north of Interstate I-20, and on both sides of Wheatland Road.**COUNCIL DISTRICT:** 8**MAPSCO:** 74-C**SIZE OF REQUEST:** Approx. 274.8 acres**CENSUS TRACT:** 113 & 167.01**APPLICANT:** Centurion American**OWNER:** CADG Property Holdings I, LLC**REPRESENTATIVE:** BGE Inc. Brett Mann

REQUEST: An application for 1) a TH-2(A) Townhouse District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, a CR Community Retail District, and a revised conceptual plan for the remainder of Planned Development District No. 624 on property zoned Planned Development District No. 624; 2) an MF-2(A) Multifamily District and termination of the existing deed restrictions on property zoned a TH-2(A) Townhouse District with deed restrictions; 3) an MU-2 Mixed Use District, a TH-2(A) Townhouse District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District, and a CR Community Retail District on property zoned an R-7.5(A) Single Family District; 4) a CR Community Retail District and termination of deed restrictions on property zoned an NS(A) Neighborhood Service District with deed restrictions; 5) a CR Community Retail District and termination of deed restrictions, an MU-2 Mixed Use District and termination of deed restrictions, and a UC-2 Urban Corridor District and termination of deed restrictions on property zoned an LO-1 Limited Office District with deed restrictions; 6) a CR Community Retail District and termination of deed restrictions and an MU-2 Mixed Use District and termination of deed restrictions on property zoned an MF-2(A) Multifamily District with deed restrictions.

SUMMARY: The applicant is requesting the zoning change in order to accommodate a variety of uses that include commercial, office, retail, hotel, restaurant, entertainment uses, and medium density residential uses that will include apartments and townhomes.

STAFF RECOMMENDATION: Approval of item 1, subject to a revised conceptual plan and conditions for the remainder of Planned Development District No. 624; and approval of items 2 through 6, as requested by the applicant.

CPC PREVIOUS ACTION: On May 18, 2017, the City Plan Commission held this case under advisement.

BACKGROUND:

- The request site is strategically located to the east of the UNT campus. The applicant wishes to develop the land with uses compatible to the university area and to provide a variety of uses where people can live, work and play.
- The existing deed restrictions were established on April 11, 1986. In general, the deed restrictions establish conditions related to uses, height, density, FAR and setbacks. The original deed restrictions document is included in this report.

Zoning History: There have been two zoning changes in the vicinity within the last five years.

1. **Z134-354** On April 22, 2015, the City Council approved a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District located on the east side of South Lancaster Road, north of Alamain Drive.
2. **BDA112-111** On November 13, 2012, the Board of Adjustment approved the enlargement of a nonconforming “commercial motor vehicle parking” use, subject to a site plan.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Lancaster Road	Principal Arterial	107 feet
I-20 LBJ Freeway	Freeway	Variable

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 proposed rezoning supports the goals and policies established in the *forwardDallas! Comprehensive Plan*.

Land Use Element

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.2 Promote Desired Development

Policy 1.2.2 Establish clear and objective standards for land use planning.

GOAL 1.3 Provide Equitable Opportunities for Dallas Residents

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 1.4 Coordinate Planning Activities to Balance Transportation, Land Use, Infrastructure and the Environment

Policy 1.4.1 Coordinate development and planning activities.

Policy 1.4.2 Develop a multi-modal transportation network.

Economic Element

GOAL 2.1 Promote Balanced Growth

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

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

GOAL 2.2 Engage in Strategic Economic Development

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.3 Attract desired development to the UNT campus area.

Transportation Element

GOAL 4.1 Provide a Fundamental Land Use/Transportation Linkage

Policy 4.1.1 Design and improve thoroughfares to balance the need for traffic mobility.

Policy 4.1.2 Encourage distribution of traffic among multiple routes.

GOAL 4.2 Promote a Variety of Transportation Options

- Policy 4.2.1 Support expansion of Dallas' public transit system.
- Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

Urban Design

GOAL 5.1 Promote a sense of place, safety and walkability

- Policy 5.1.1 Promote pedestrian-friendly streetscapes.
- Policy 5.1.3 Encourage complementary building height, scale, design and character.

The proposed zoning districts will be compatible with the above mentioned goals and policies because the uses allowed by these districts will promote a combination of residential uses, retail and office uses that will benefit with the existing and proposed DART Rail Stations and the proximity to the University of Texas campus. The proposed uses and type of development will enhance the existing area and support the *forwardDallas!* Comprehensive Plan Vision.

Neighborhood Plus
The UNT-Dallas Area 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 comprehensive plan identified the UNT-Dallas area as critically important to shape development in Dallas' southern sector. The UNT-Dallas Area Plan was adopted on June 2009. The UNT-Dallas site lies near the I-20 corridor within a ten-minute drive from downtown Dallas. The plan addresses the area generally bounded by IH-35, IH-20, Ledbetter Road and Lancaster road.

The request site lies within the UNT-Dallas Area Plan. While the applicant is requesting different zoning districts than those established by the plan, the applicant's goal is to provide an environment as set forth in the plan. The plan points out the key opportunities in the area to move forward the progress of the plan. These are the university campus, the DART light rail service, the strategic location of the area, the undeveloped land with unique characteristics and natural features and the well-established existing neighborhoods. The area presently has DART light rail service in at Camp Wisdom DART Station and the UNT DART Station.

The plan also lists a number of challenges that make it more difficult to make it a reality, such as infrastructure and zoning. The plan proposes that the area be developed with Urban Neighborhood Use, Urban Mixed-Use Use and Trails and creeks.

Urban Neighborhood use areas are defined in the UNT-Area Plan as development that offers a variety of housing options within easy access to work, shopping, and recreation opportunities. Urban Mixed-Use areas encourage a rich mix of working, shopping, entertainment and living within easy walking, biking and transit access.

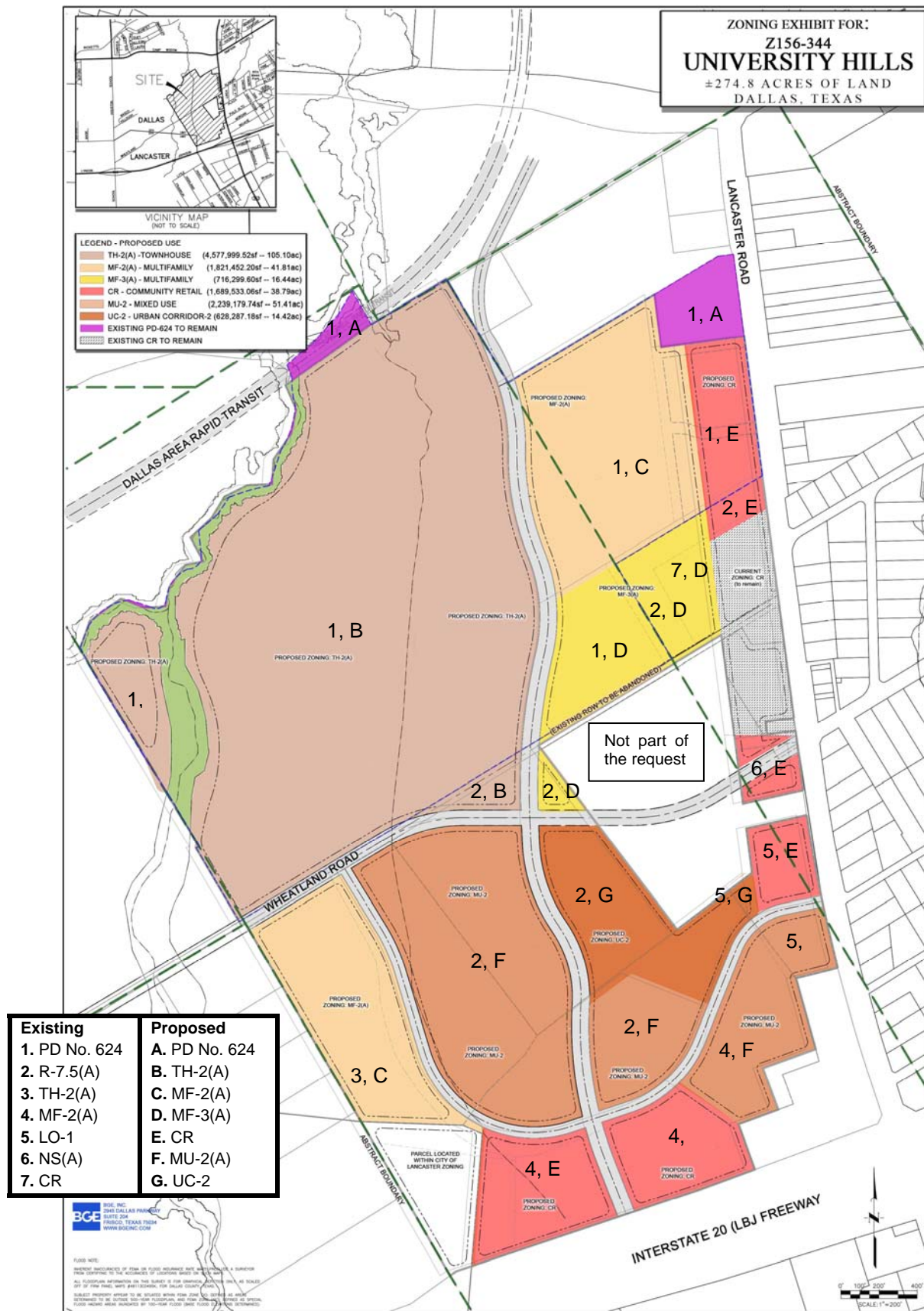
The plan does not specifically use the existing zoning districts provided in the Code. The applicant is proposing to rezone the northern portion of the request site, currently PD No. 624, to a TH-2(A), MF-2(A), MF-3(A) and CR Districts which will allow the applicant to provide those type of uses listed in the Urban Neighborhood uses. These zoning districts will allow for residential variety such as single family and multifamily dwelling units.

The applicant is proposing to rezone the portion of land south of Wheatland Road from a TH-2(A) with deed restrictions to an MF-2(A) District; the R-7.5(A) located on the center of the area south of Wheatland Road to an MF-2(A), an MU-2, a UC-2, a UC-3, a TH-2(A), and an MF-3(A), these zoning districts will allow the applicant to provide a variety of uses and opportunity to develop the property to accommodate work, shopping and entertainment while encouraging design standards that invite residents to walk or bike to work or school as well as being able to use the DART Light Rail services (existing and future).

The southern (along Highway I-20) and eastern portion (along Lancaster Road) of the request site is zoned an MF-2(A) with deed restrictions. The applicant is proposing a CR district. The proposed district will allow the applicant to provide retail uses not only to the UNT campus but also to the region due to the location of the property and accessibility to and from the existing thoroughfares.

The area plan also discusses the strategic opportunities that the UNT campus provides with three DART rail stations proposed and existing. The property is within close proximity to the proposed DART rail stations. The DART rail lines divide the property currently zoned PD No. 624 which would be rezoned to a TH-2(A), MF-2(A), MF-3(A) and CR Districts. These districts will allow the applicant to provide a transit-oriented type development. For more information on the UNT Area Plan please see <http://dallascityhall.com/departments/pnv/Pages/The-UNTDallas-Area-Plan.aspx>.

The following map provides the existing and proposed zoning districts for the area of request.



Surrounding Land Uses:

	Zoning	Land Use
Site	PD 624, TH-2(A) with deed restrictions, R-7.5(A), NS(A) with deed restrictions, LO-1 with deed restrictions, and MF-2(A) with deed restrictions	Undeveloped
North	CR, PD 625, R-5(A) & PD No, 624	Undeveloped, single family
East	CR and R-7.5(A)	Church, scattered single family, retail & industrial
South	IR & R-7.5(A)	Warehousing, retail & industrial
West	R-7.5(A)	Undeveloped, City of Lancaster

Land Use Compatibility:

The request site is currently undeveloped and zoned Planned Development District No. 624 on a portion, a TH-2(A) Townhouse District on a portion, an R-7.5(A) Single Family District on a portion, an NS(A) Neighborhood Service District on a portion, an LO-1 Limited Office District on a portion, and an MF-2(A) Multifamily District on a portion. The applicant is proposing to develop the property within the framework of several zoning districts in order to provide a variety of compatible uses.

The area of request is surrounded undeveloped land and single family to the north; church, scattered residential, retail and industrial uses to the east; warehousing, retail and industrial to the south; undeveloped land and the City of Lancaster to the west.

According to the application's land use statement, the intent of the proposal is to accommodate a range of compatible land uses on the properties. To accomplish this, the applicant is requesting different zoning districts that will allow for a mix of uses in the overall development consisting of commercial, retail, hotel, office, restaurants, medium density residential development, entertainment and service uses.

For the residential districts requested, the applicant estimates to develop approximately 1,500 to 1,600 residential units with an average density of 12.6 dwelling units per acre. The residential component will be as permitted by the district. The applicant's vision for the residential components is to have a design with architectural style that is compatible and complimentary to the other buildings within the development, and with an emphasis

on pedestrian access and connectivity across the site. However, the general zoning change will not guarantee that the final product will be as the applicant would like to have it.

The mix of zoning districts within the project is to create a “live-work-play” opportunity for the residents of the development. The pedestrian oriented nature of the proposed development will provide access to commercial and entertainment venues as well as destination to retail and restaurants and to be a regional magnet.

In order to implement the applicant's vision, the applicant requested a TH-2(A) Townhouse District, an MU-2 Mixed-Use District, an MF-3(A) Multifamily District, a UC-2 Urban Corridor District and a CR Community Retail District. The applicant is also terminating the existing deed restrictions. Staff believes that the zoning districts the applicant is requesting support the UNT-Dallas Area Plan.

Parking:

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

Landscaping:

The proposed development must comply with Article X requirements.

EXISTING AND PROPOSED ZONING DISTRICTS

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PD No. 624							MF-2(A) & CR
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
TH-2(A) Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
LO-1 Limited office	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
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
Proposed							
TH-2(A) Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MF-3(A) Multifamily	15'	10' Urban Form	Min lot 6,000 sq. ft. 450 sq ft – E 500 sq. ft – 1 BR 550 sq ft – 2 BR +50 sq ft each add BR	90'	60%	Proximity Slope U- form setback Tower spacing	Multifamily
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
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
UC-2 Urban Corridor-2	0' Urban form	0' adjacent to CA, MU or UC; 10' adjacent to R, TH, D or CH; 5' all others	35 DU/acre 0.85 FAR base 3.6 maximum	40' – 80' w/parkin g bonus	80%	3 story min. 6 story max. Proximity Slope U- form setback	Office, retail & personal service, multi-family

Partners & Principles

Mehrdad Moayed

President of Centurion American Property Holdings, LLC
(dba CADG Property Holdings I, LLC)

EXISTING DEED RESTRICTIONS

Z845-250

That the undersigned Lancaster 635/Joint Venture, does hereby impress the property described in Exhibit "A" with the following Deed Restrictions applicable to those specific tracts more particularly described in Exhibit "A". For purposes of these restrictions, the terms "floor area ratio", "density" and "height" shall be interpreted as defined by the Dallas Development Code, as amended.

TRACT IA

- a. The only uses permitted in Tract IA are those uses permitted in an MF-2 District as set forth in the

Page Two

Z845-250

- b. The maximum permitted height for any structure is 36 feet.
- c. The maximum permitted density is 22 units per acre.
- d. The required front yard, as defined in the Code is 75 feet.
- e. The setback line from the north right of way line of LBJ Freeway (Interstate Highway 635) is 75 feet.

TRACT IB

- a. The only uses permitted in Tract IB are those uses permitted in a TH-2 District as set forth in the Code.
- b. The maximum permitted height for any structure is 36 feet.
- c. The maximum permitted density is nine units per acre.

TRACT II & III

- a. The only uses permitted in Tracts II & III are those uses permitted in an R-7.5 District as set forth in the Code.

TRACT IV & V

- a. The only uses permitted in Tract IV & V are those uses permitted in LD District as set forth in the Code.
- b. The maximum permitted height for any structure is 30 feet.
- c. The maximum permitted FAR as defined in the Code is .4:1.

Page Three

Z845-250

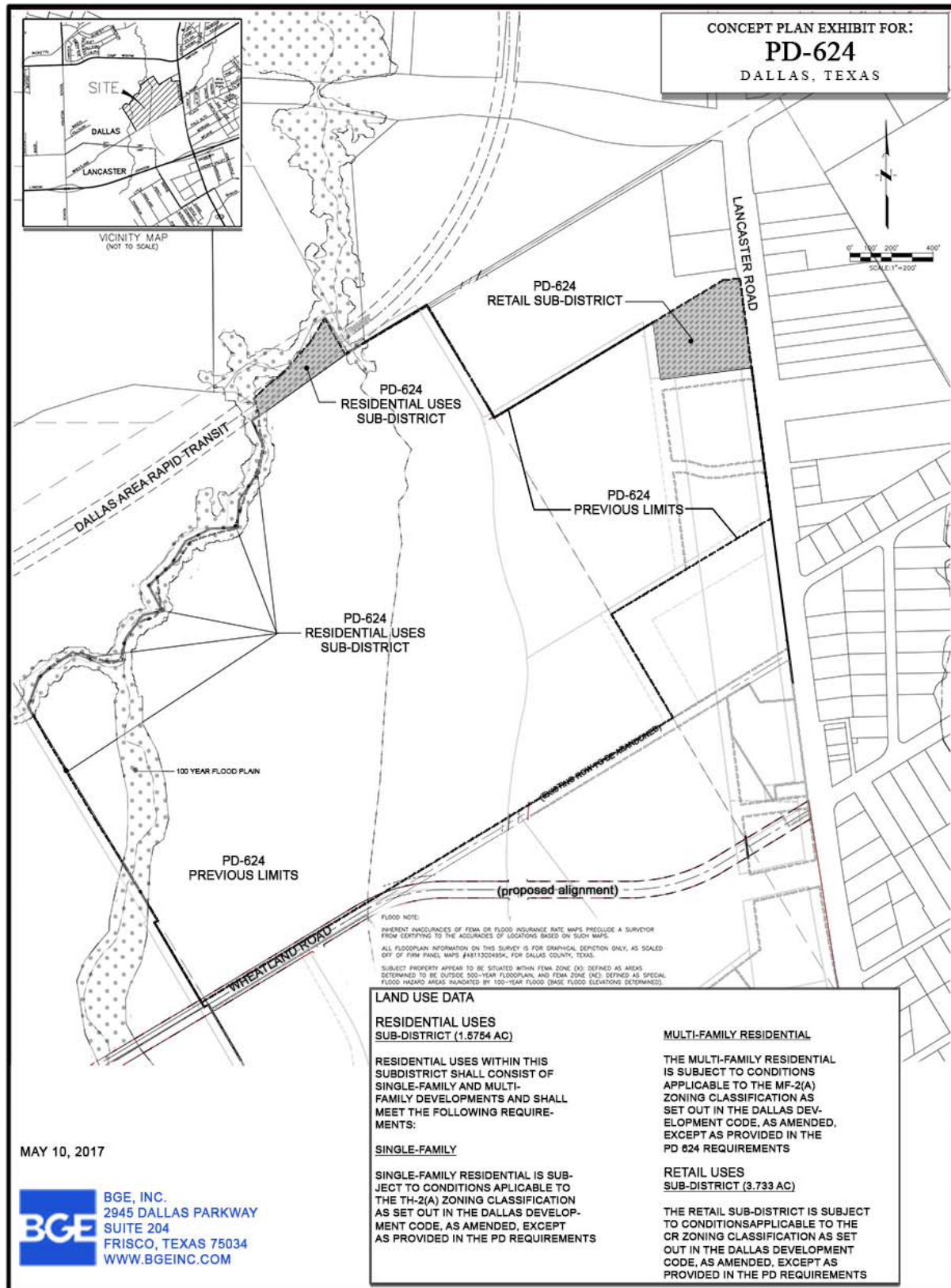
TRACT VI & VII

- a. The only uses permitted in Tracts VI & VII are those uses permitted in the NS District as set forth in the Code.
- b. The maximum permitted height for any structure is 24 feet.
- c. The maximum permitted FAR as defined in the Code is .4:1.

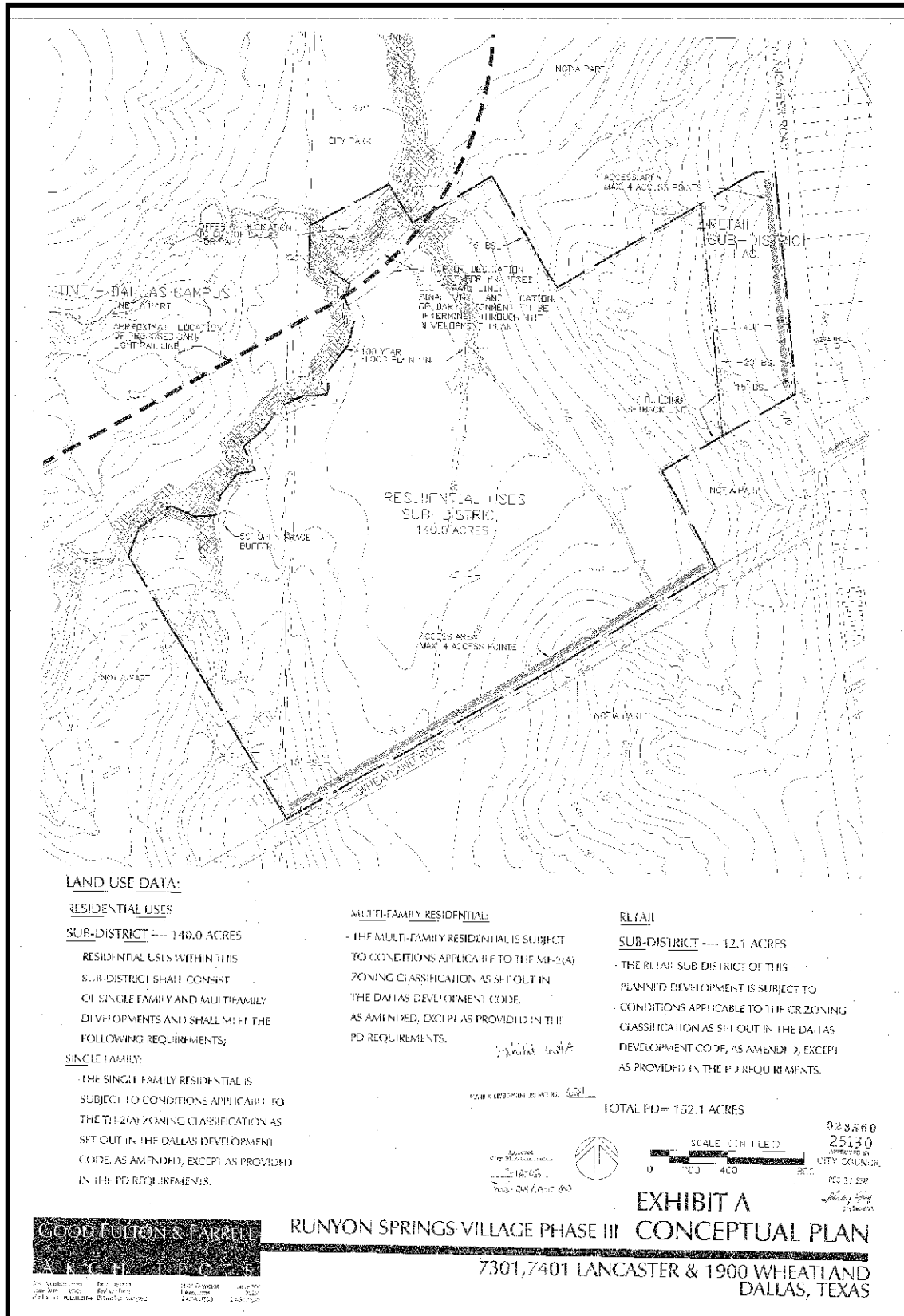
TRACT VIII & IX

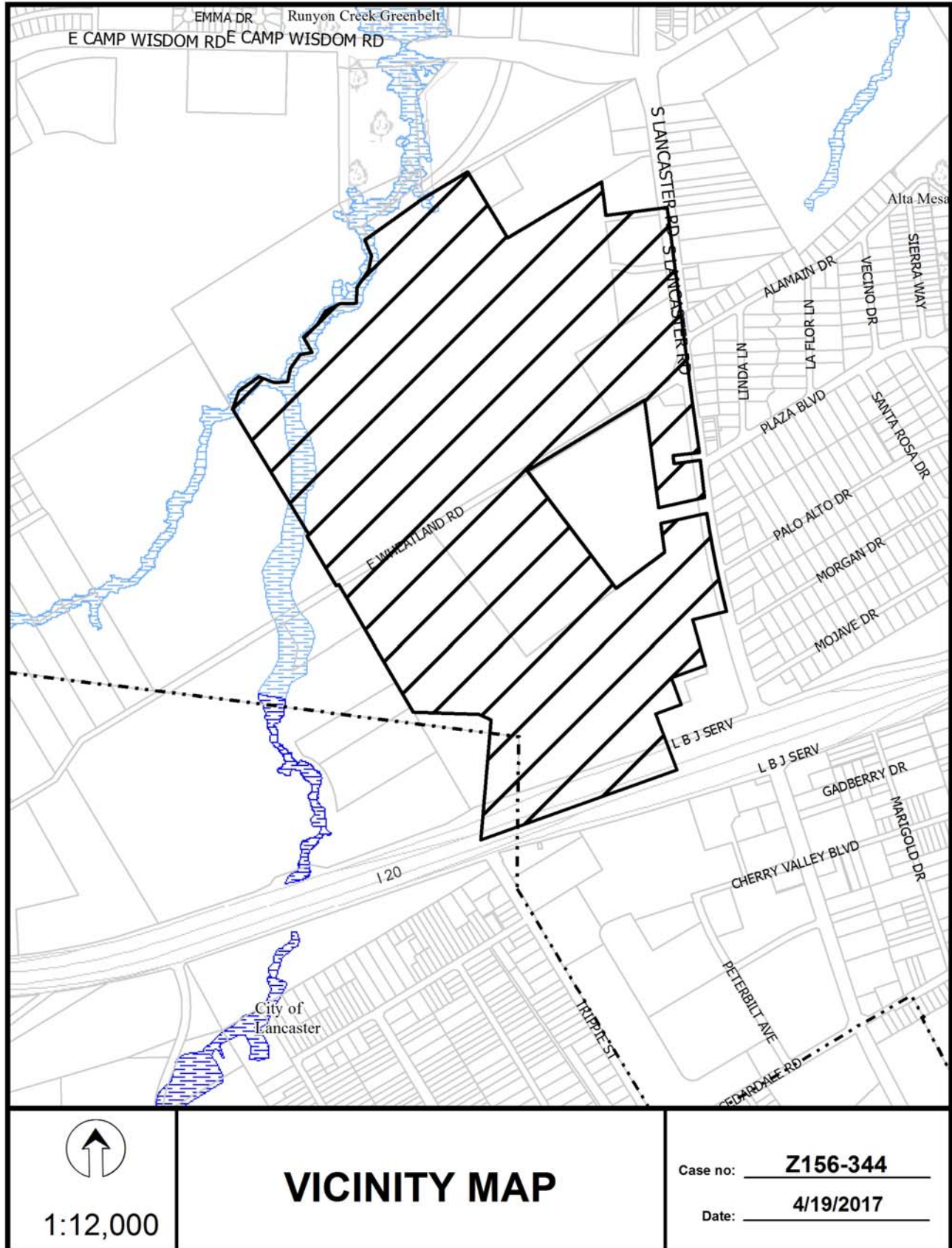
- a. The only uses permitted in Tracts VIII & IX are those uses permitted in a GR District as set forth in the Code.
- b. The maximum permitted height for any structure is 24 feet.
- c. The maximum permitted FAR is .4:1 as defined by the Code, as amended.

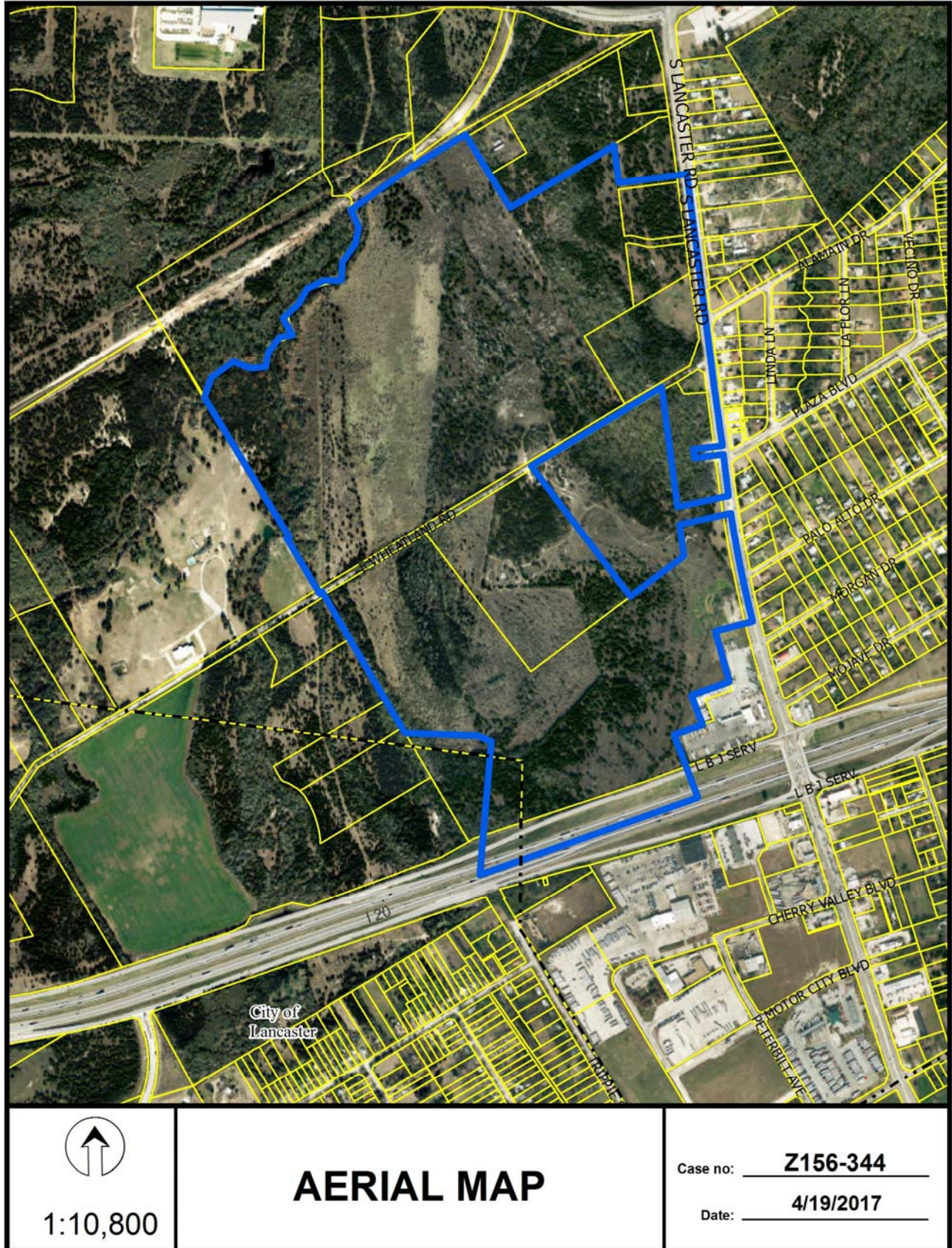
PROPOSED CONCEPTUAL PLAN PD NO. 624

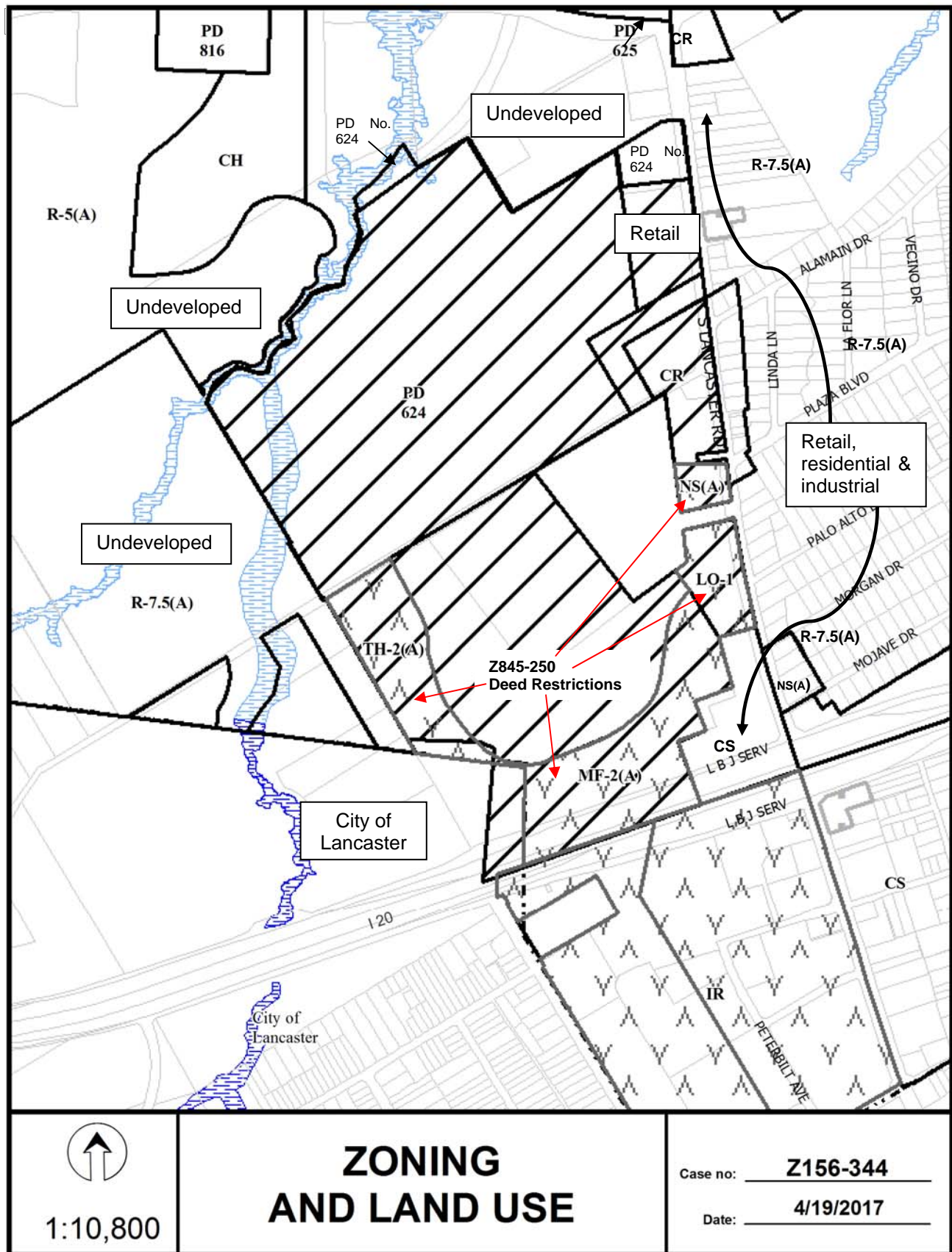


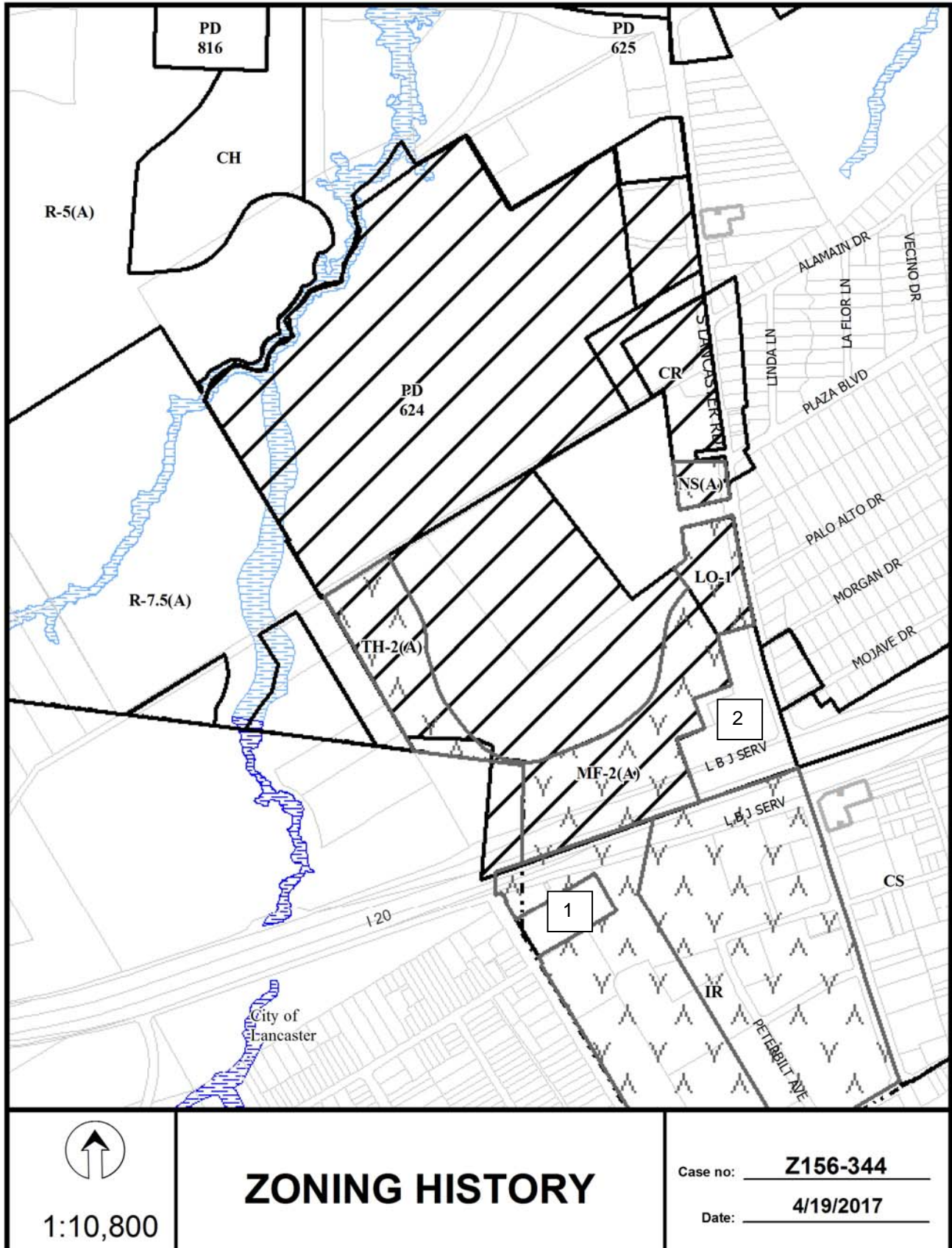
EXISTING CONCEPTUAL PLAN PLANNED DEVELOPMENT DISTRICT No. 624











04/19/2017

Notification List of Property Owners***Z156-344******117 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7451 S LANCASTER RD	CADG PROPERTY HOLDINGS I LLC
2	7201 S LANCASTER RD	PROTON PROPERTIES LLC
3	7101 S LANCASTER RD	CAMPLANC INVESTMENTS
4	2000 E WHEATLAND RD	CADG PROPERTY HOLDINGS I LLC
5	7915 S LANCASTER RD	CADG PPTY HOLDINGS I LLC
6	1900 WHEATLAND RD	CADG PPTY HOLDINGS I LLC
7	1900 WHEATLAND RD	PATRIOT REAL ESTATE HOLDINGS RS10
8	7894 UNIVERSITY HILLS BLVD	TEXAS STATE OF
9	7505 S LANCASTER RD	CADG PROEPRTY HOLDINGS I LLC
10	7549 S LANCASTER RD	SIMMONS YVONNE
11	7220 S LANCASTER RD	WILLIE RAYS PRIVATE ROOM
12	7234 S LANCASTER RD	WILLIAMS DANICA C
13	7240 S LANCASTER RD	CAUDILLO JOSE JUAN
14	7310 S LANCASTER RD	VILLANUEVA MARTHA L
15	7304 S LANCASTER RD	TAYLOR DERRICK &
16	7316 S LANCASTER RD	GRAY Q JUAN D
17	7320 S LANCASTER RD	EVANS FRED
18	7324 S LANCASTER RD	2008 WHITE FAMILY REV LIV THE
19	7412 S LANCASTER RD	WILLIAMS FREDDIE MAE
20	7420 S LANCASTER RD	HOWARD MARSHALL & GRACEY
21	7430 S LANCASTER RD	JOHNSON VERNON LEE
22	7440 S LANCASTER RD	BROWN ROBERTA
23	7416 S LANCASTER RD	ST JUDES CHILDRENS
24	7422 S LANCASTER RD	KING BOBBY J EST OF
25	7101 S LANCASTER RD	154 LANCASTER LTD
26	7001 S LANCASTER RD	ROTEN STEVE & JOHN

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2100 E CAMP WISDOM RD	DART
28	1801 E WHEATLAND RD	RKCJ LLC
29	1600 E WHEATLAND RD	KEY SUSAN WRIGHT
30	7608 E WHEATLAND RD	WYCLIFFE BIBLE
31	7608 E WHEATLAND RD	WYCLIFFE BIBLE
32	1800 E WHEATLAND RD	SHROPULOS GEORGE P &
33	2100 E WHEATLAND RD	RHODES KING E
34	7915 S LANCASTER RD	ALL SAINTS INC
35	8500 TRIPPIE ST	HEYDARIAN BRUCE & ASADOLLAH
36	7544 S LANCASTER RD	AKRAMAWI OTHMAN YOUSEF
37	7542 S LANCASTER RD	SMITH DAVID A
38	7540 S LANCASTER RD	FISHER ROBERT J & TINA L
39	7536 S LANCASTER RD	FISHER ROBERT & TINA
40	7530 S LANCASTER RD	WHITE CANDI
41	2435 PLAZA BLVD	UNITED STATES OF AMERICA
42	9 UNKNOWN ST	WADLINGTON INA S
43	7531 LINDA LN	EDWARDS MARY
44	7526 S LANCASTER RD	CLEMONS TRUCKING COMPANY
45	7516 S LANCASTER RD	WADE ALVIN
46	7506 S LANCASTER RD	JOHNSON JOEL E
47	7474 S LANCASTER RD	HEJ LIVING TRUST
48	7468 S LANCASTER RD	MCDOWELL CASTON J & DONNIE
49	7458 S LANCASTER RD	LOPEZ RAYES
50	7419 S LANCASTER RD	WAFFER TERRY L
51	7427 LINDA LN	FOY ANTHONY
52	7435 LINDA LN	JONES MONTGOMERY CAROLYN
53	7443 LINDA LN	BARRON CRUZ LOPEZ & ALBERT
54	7507 LINDA LN	J & R CONSTRUCTION SVC LP
55	7515 LINDA LN	BUSBY RUBY F
56	7523 LINDA LN	JONES BOBBY &
57	7448 S LANCASTER RD	WILLIAMS GLORIA

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2419 ALAMAIN DR	WILLIAMS GLORIA R
59	2427 ALAMAIN DR	PARKER ETTA MAE DRAYDEN
60	2435 ALAMAIN DR	GREEN LETHA MAE
61	2507 ALAMAIN DR	WARREN DOROTHY VELORIA
62	2515 ALAMAIN DR	BROWN DOROTHY
63	7534 LINDA LN	GOREE CLARICE EST OF
64	7516 LINDA LN	MATHERSON CONICE J
65	7508 LINDA LN	LORING GEVAN K
66	7444 LINDA LN	ARMSTEAD ANTHONY
67	7436 LINDA LN	JONES DOROTHY F
68	7428 LINDA LN	HERNANDEZ JAVIER C
69	7420 LINDA LN	WOFFORD WILLIE C
70	7414 LINDA LN	DEAMON KENNETH R JR &
71	2516 PLAZA BLVD	DEUTSCHE BANK NATL TR CO
72	2508 PLAZA BLVD	SPENCER SHAURETTA L
73	2426 PLAZA BLVD	LITTLEJOHN PAUL S &
74	2418 PLAZA BLVD	SPENCER RALPH
75	7608 S LANCASTER RD	BCT FAMILY TR
76	7708 S LANCASTER RD	LANKFORD DERRICK D
77	7718 S LANCASTER RD	LANKFORD WADE
78	7726 S LANCASTER RD	BRAY JOSEPH L
79	7808 S LANCASTER RD	STEPHENS WILLIAM F
80	7818 S LANCASTER RD	FRAZIER VIRGINIA
81	2533 PALO ALTO DR	LOGAN ANDREW & MARGIE R
82	2533 PALO ALTO DR	MCKNIGHT EYVONNE
83	2549 PALO ALTO DR	WASHINGTON HAYWOOD &
84	2607 PALO ALTO DR	TATUM DEMITREE LASHON
85	2542 PALO ALTO DR	JACKSON MAYA
86	2534 PALO ALTO DR	JIMENEZ SANTIAGO & VERONICA
87	2526 PALO ALTO DR	ROLENPOWELL MONICA
88	7908 S LANCASTER RD	DEJESUSPEREZ MANUEL &

04/19/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7916 S LANCASTER RD	RODRIGUEZ JOEL & EVA
90	7926 S LANCASTER RD	CLEMMONS LINDA &
91	7934 S LANCASTER RD	CLEMONS BEULAH V
92	2529 MORGAN DR	F & S PROPERTIES LLC
93	2537 MORGAN DR	WATSON W L & HAZEL
94	2545 MORGAN DR	MILLER GILBERT
95	2538 MORGAN DR	SANCHEZ PROPERTY MANAGEMENT INC
96	2530 MORGAN DR	CLEMONS NARLAN
97	2522 MORGAN DR	MILLER STEPHEN
98	8008 S LANCASTER RD	WASHINGTON STANFORD L &
99	8018 S LANCASTER RD	HALLETT NO I LP
100	8108 S LANCASTER RD	MEDINA BILLY &
101	8118 S LANCASTER RD	MEDINA BILLY&
102	2539 MOJAVE DR	BLACK JOHN T EST OF
103	8181 S LANCASTER RD	DFW OIL INC
104	8701 PETERBILT AVE	GRA GAR INC
105	8701 PETERBILT AVE	WERNER ENTERPRISES INC
106	2400 LBJ FWY	PRESCOTT INTERESTS BILLBOARDS LTD
107	8333 S LANCASTER RD	MCDONALDS CORP
108	8210 S LANCASTER RD	KANJO LLC
109	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
110	1055 LYLE ST	HERNANDEZ MARY
111	1 NO NAME ST	LANCASTER LTD
112	4519 TRIPPIE ST	FIRST BAPTIST HOLY CHURCH
113	4515 TRIPPIE ST	FIRST BAPTIST HOLY CHURCH
114	4515 TRIPPIE ST	FIRST BAPTIST HOLY CHURCH
115	1100 IH 20	LANCASTER LTD
116	1520 WHEATLAND RD	KEY SUSAN WRIGHT
117	1700 WHEATLAND RD	WYCLIFFE BIBLE TRANSLATOR

FILE NUMBER: Z167- 248(OTH)

DATE FILED: January 13, 2015

LOCATION: On the east side of Luna Road, north of Ryan Road, and on the north side of Ryan Road, east of Luna Road.

COUNCIL DISTRICT: 6

MAPSCO: 22 P, N

SIZE OF REQUEST: Approx. 18.407 acres

CENSUS TRACT: 99.00

OWNER: Tenet Hospitals Limited

APPLICANT: Onyx Holdings, LLC

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for a Planned Development District for IR Industrial Research District uses to allow for a metal salvage facility by right on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to utilize the property for a metal salvage facility. The applicant is requesting a PD to allow the use by right and not have the time period associated with a Specific Use Permit. The use is allowed by SUP only in an IM Industrial Manufacturing District.

STAFF RECOMMENDATION: **Denial**

BACKGROUND:

- The site is currently developed with two structures and has been used for a steel fabricating plant since 1963. The property changed ownership last year and the applicant proposes to use it for a metal salvage facility.
- There are two existing structures on the property. A 202,232 square feet building on the northern portion of the property, and a 14,117 square building to the south of the larger one.
- The applicant proposes to use 50 percent of the existing floor area for the operations of the metal salvage facility and the remainder of the existing structures for storage for the main use.

Zoning History: There have been four zoning change in the area within the last five years.

- 1. Z145-236** On August 12, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant, and Specific Use Permit No. 2096 for a metal salvage facility, on property located on the south side of Ryan Road, east of Luna Road.
- 2. Z145-122** On March 25, 2015, City Council approved an amendment to Specific Use Permit No. 2003 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant located on the northeast corner of Luna Road and Ryan Road.
- 3. Z123-305** On September 22, 2015, the City Council approved a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on property located on the southeast corner of Cullum Lane and Harry Hines Boulevard.
- 4. Z123-210** On May 28, 2014, the City Council approved an ordinance granting an IM Industrial Manufacturing District and a Specific Use Permit for a potentially incompatible industrial (outside) use for concrete crushing on property zoned an IR Industrial Research District on the east line of Luna Road, north of Ryan Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Luna Road	Principal Arterial	60 feet
Ryan Road	Local	50 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested renewal and determined it will not significantly impact the surrounding street system.

STAFF ANALYSIS:

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 1.2 Promote Desired Development**

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

This area is identified in the comprehensive plan as an Industrial Area Building Block. The request is characteristic of the building block because the use is located near main roads. Industrial areas are developed with low density buildings, industrial yards, and surface parking for trucks and cars.

Surrounding Land Uses:

	Zoning	Land Use
Site	IR	Vacant
North	IM, SUP No. 2078	Concrete or asphalt crushing
East	IR, IM	Industrial, warehouse
West	IR and SUP No. 2003	Concrete plant, undeveloped
South	IR, IM, SUP No. 2096	Metal salvage facility, industrial, outside storage

Land Use Compatibility:

The site is currently developed with two structures which the applicant proposes to use for a metal salvage facility and warehouse. The properties can be accessed on Ryan Road on the south and on Luna Road to the west. Staff could not find a CO for the current use of the property.

The surrounding uses are industrial, with a concrete or asphalt crushing plant to the north; industrial and warehouse to the east; metal salvage facility, industrial and outside storage to the south, industrial and outside storage to the south, and undeveloped and a concrete plant to the west.

The applicant is requesting the approval of a PD so the property can be used for a metal salvage facility by right, a use allowed by SUP only in an Industrial Manufacturing District.

Staff recommended an IM Industrial Manufacturing District with an SUP for a metal salvage facility for a three-year period to the applicant. Uses that are not permitted in an IR District are allowed in an IM District by SUP or subject to residential adjacency review. Staff's opinion is that the applicant has not provided special circumstances that warrant the use by right in a PD. Due to the intensity of the use, staff suggests the use remain by SUP and not by right so as to provide periodic review of the use.

The property south of the proposed site obtained a zoning change from an IR District to an IM District with deed restrictions volunteered by the applicant and an SUP for a metal salvage facility.

The applicant is requesting a PD for an IR Industrial Research District uses and for a metal salvage facility to be allowed as a main use by right in the PD. The applicant is not requesting any other change to the IR District.

The following requirements established by Code for a metal salvage facility must be met:

1. This use must have a visual screen of at least nine feet in height which consists of a solid masonry, concrete, or corrugated sheet metal wall, or a chain link fence with metal strips through all links.
2. The owner of a metal salvage facility shall not stack objects higher than eight feet within 40 feet of the visual screen. The owner of a metal salvage facility may stack objects one foot higher than eight feet for each five feet of setback from the 40 foot point.
3. If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises is an outside salvage or reclamation use. However, a premise is not an outside salvage or reclamation use if the premise stores not more than four inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and

documentary record of pending repairs or other disposition, and if the premise has a current certificate of occupancy for a motor vehicle related use.

4. A minimum distance of 500 feet is required between a metal salvage facility and an R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
Existing							
	Front	Side/Rear					
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Staff Proposed							
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
Applicant Proposed							
PD for IR Industrial research uses & metal salvage facility	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail Metal Salvage Facility by right

Parking:

Pursuant to the Dallas Development Code, off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. The Development Code allows parking for a metal salvage facility use to be established in the SUP, otherwise, a minimum of five parking spaces must be provided. The applicant is proposing 35 parking spaces as shown in the proposed development plan.

Landscaping:

The applicant is not proposing any new construction on the site; therefore, the request does not trigger any landscaping.

List of Partners

Applicant:

Venture Metals

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

Owner:

West Shield Partners, LLC

Michael Uhrick, CEO

Mark Chazanow, President

Preston Dargan, Vice President

APPLICANT'S PROPOSED CONDITIONS

ARTICLE _____.

PD _____.

SEC. 51P-_____.101.

LEGISLATIVE HISTORY.

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

SEC. 51P-_____.102.

PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on the east side of Luna Road and north side of Ryan Road. The size of PD _____ is approximately 18.407 acres.

SEC. 51P-_____.103.

DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P-_____.104.

EXHIBIT.

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

SEC. 51P-_____.105.

DEVELOPMENT PLAN.

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the IR Industrial Research District, subject to the same conditions applicable in the IR Industrial Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial Research 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 IR Industrial Research District is subject to DIR in this district; etc.

(b) The following main use is permitted by right:

-- Metal salvage facility.

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

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

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

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

The yard, lot, and space regulations for the IR Industrial Research District apply.

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

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

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

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

SEC. 51P- _____.112. SIGNS.

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

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

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

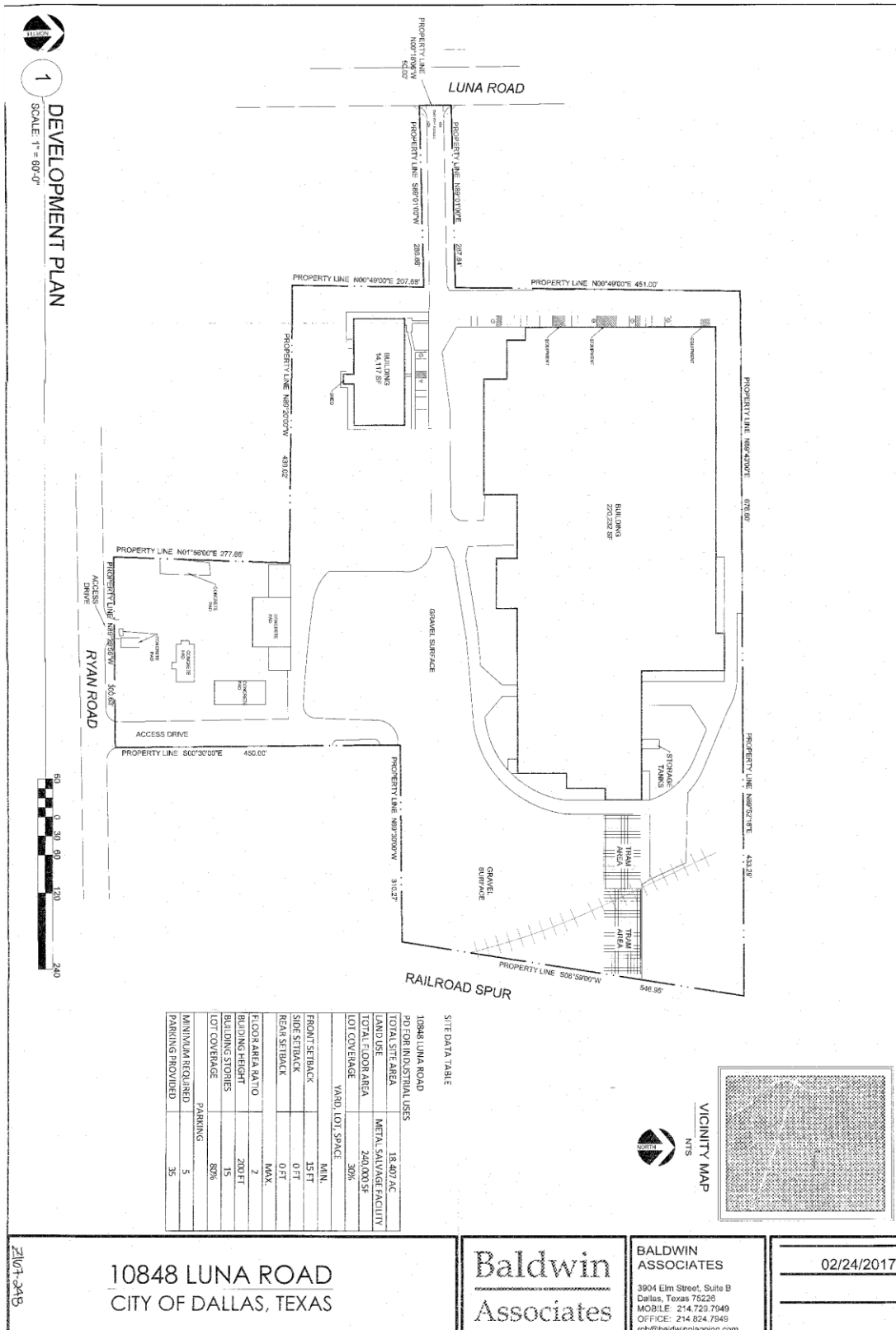
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

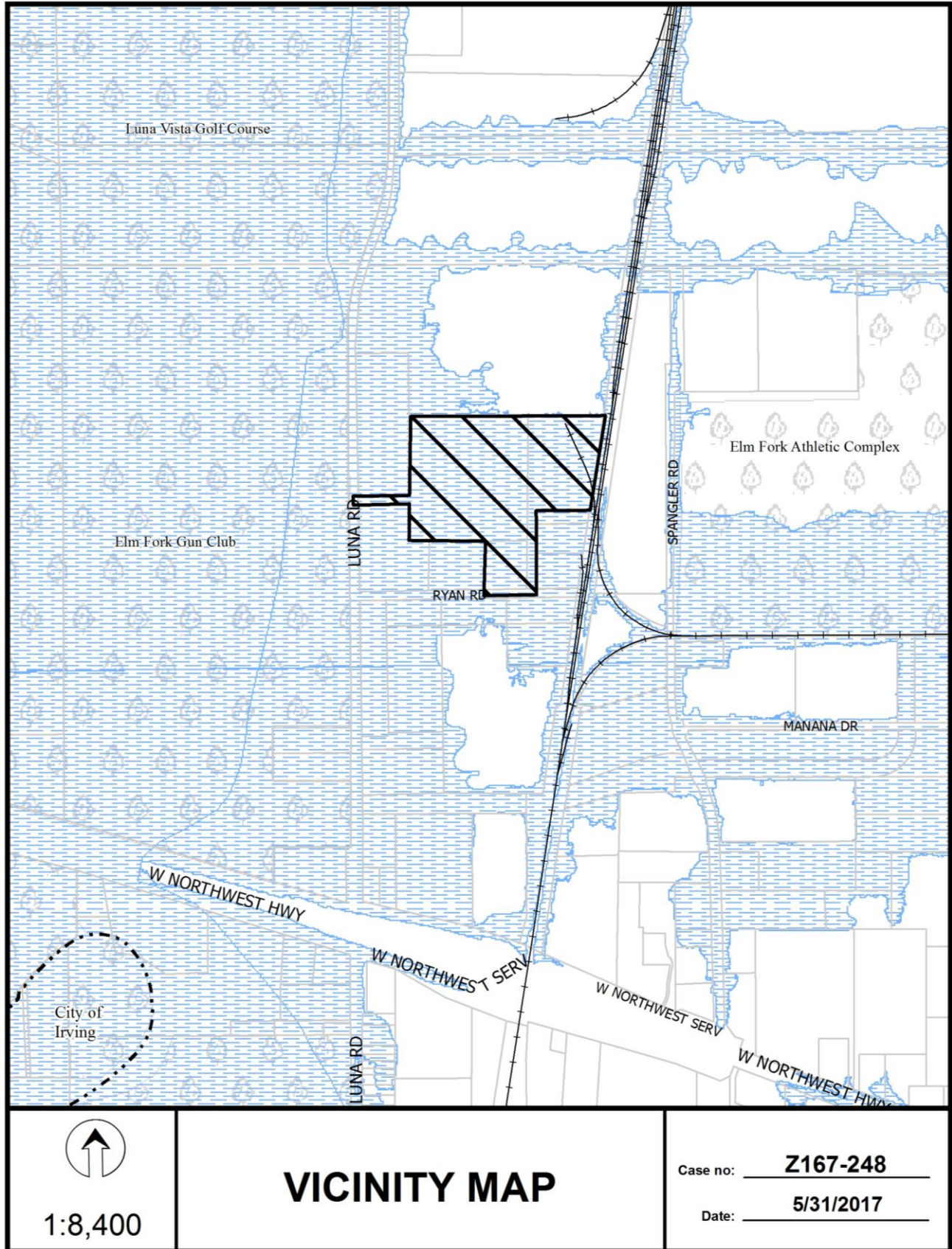
SEC. 51P- _____.114. COMPLIANCE WITH CONDITIONS.

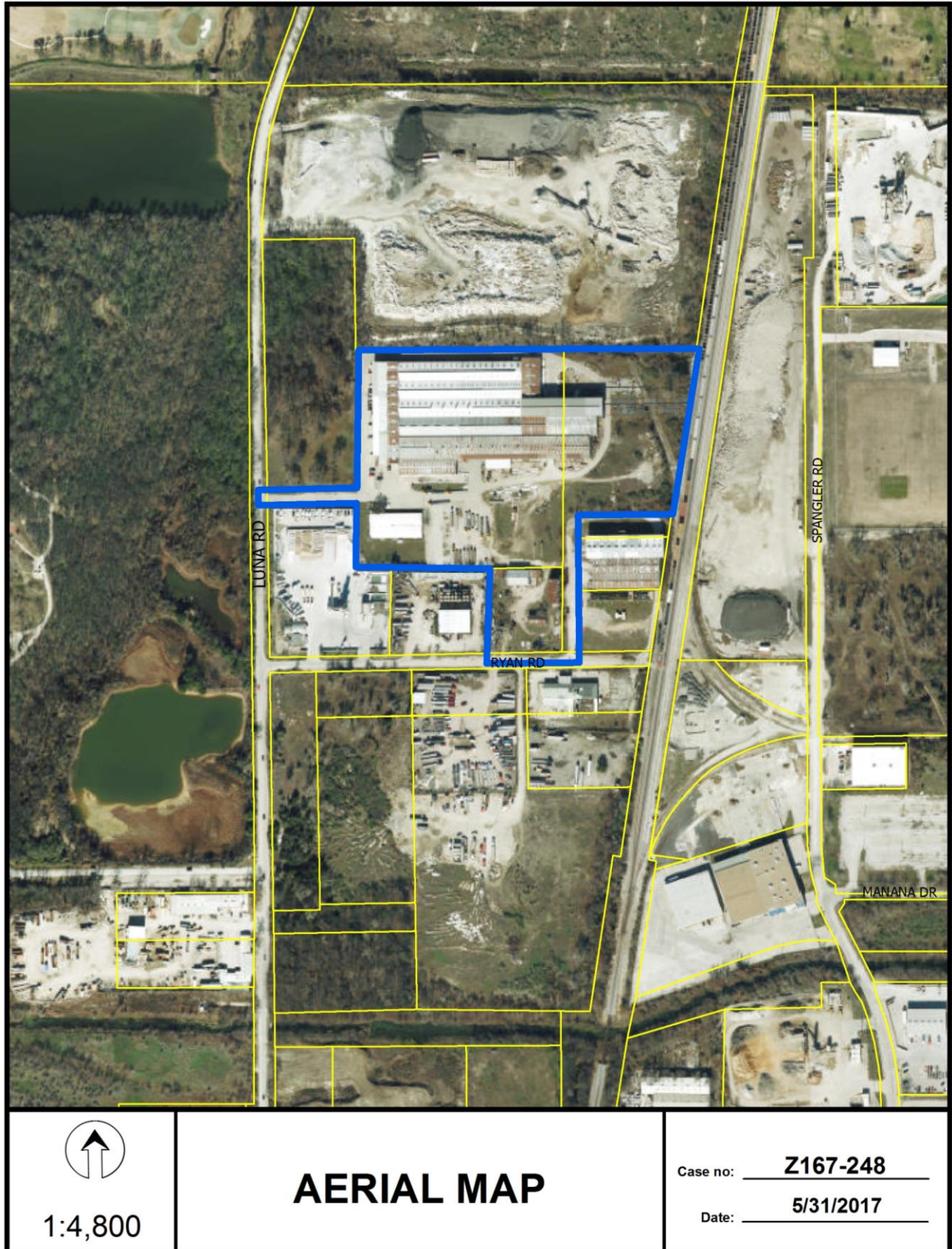
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

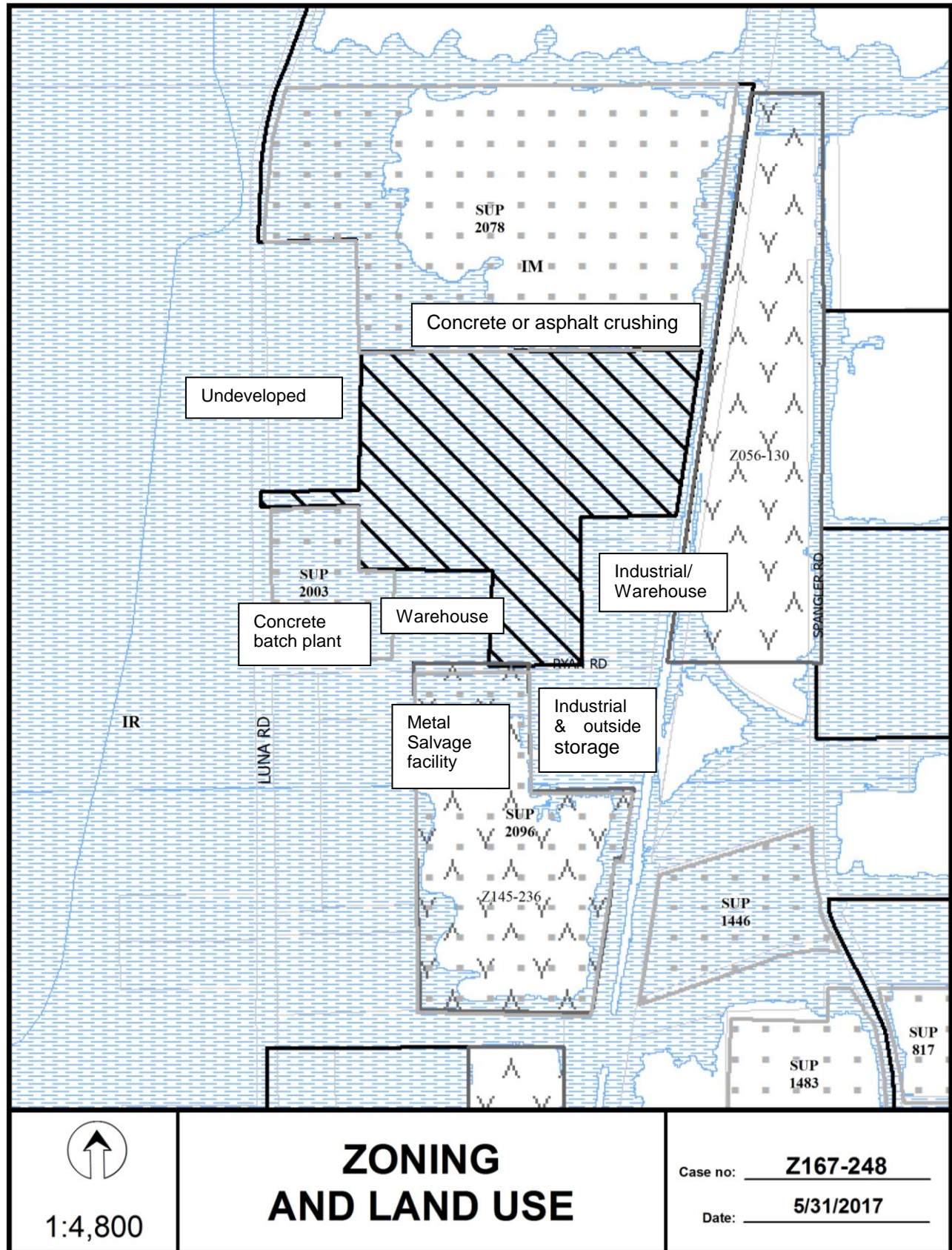
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

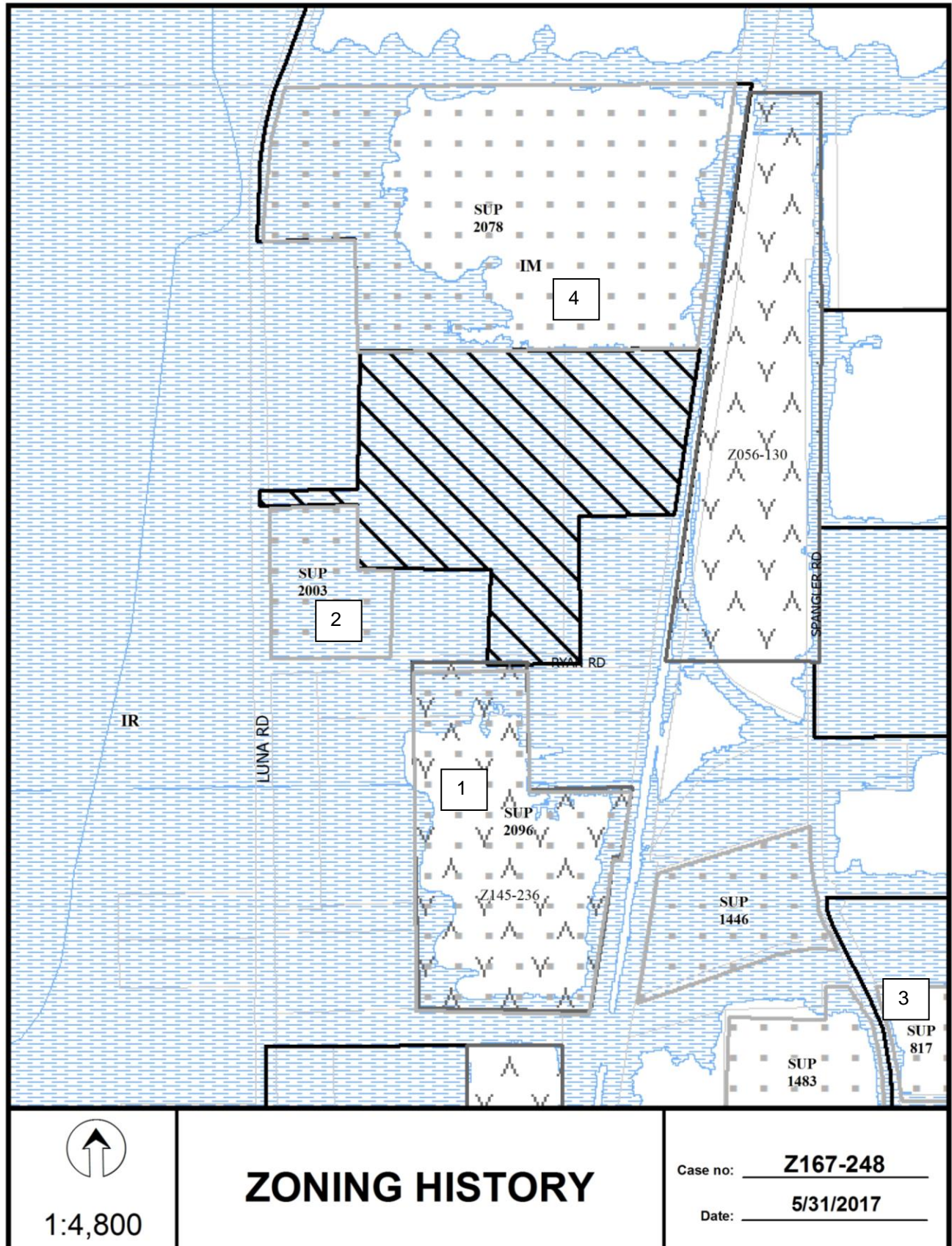
Proposed Development Plan

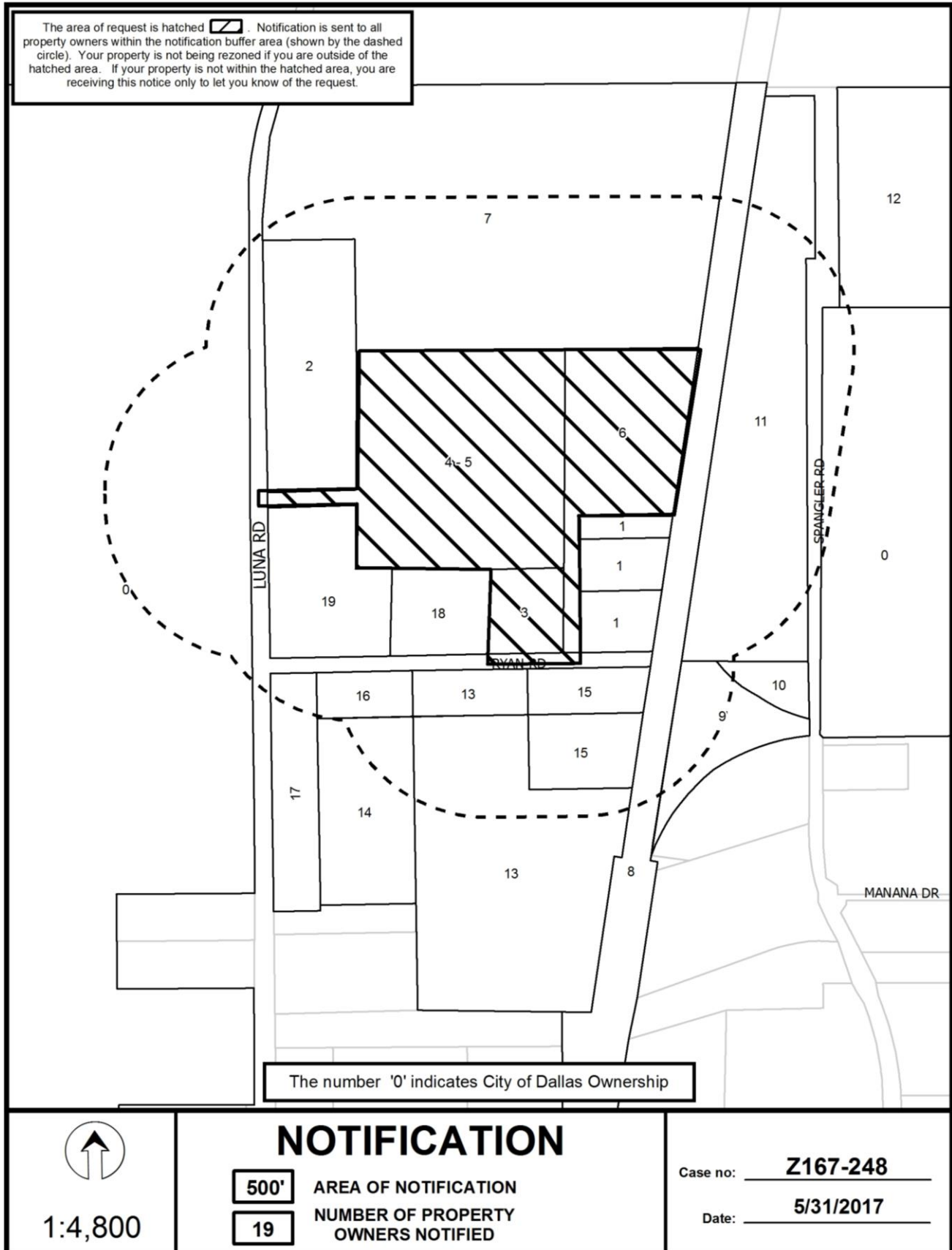












04/06/2017

Notification List of Property Owners
Z167-248

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1891 RYAN RD	DALLAS TUBE LLC
2	10850 LUNA RD	LUNA VANOD B TRUST PART M
3	1865 RYAN RD	ONEAL METALS LP
4	10848 LUNA RD	ONEAL METALS LP
5	10848 LUNA RD	ONEAL STEEL BLDGS CO
6	1885 RYAN RD	ONEAL METALS LP
7	10850 LUNA RD	TCI LUNA VENTURES LLC
8	2300 AL LIPSCOMB WAY	BNSF RAILWAY
9	10737 SPANGLER RD	ANANI LLC
10	10737 SPANGLER RD	RODRIGUEZ MARIO ALBERTO
11	10801 SPANGLER RD	TX COOLEY SUB III LLC
12	10940 SPANGLER RD	TRICYCLE LANE LLC
13	1860 RYAN RD	RYAN STREET DEVELOPERS LLC
14	1840 RYAN RD	RUCKER HUGH W &
15	1880 RYAN RD	ARCADIAN PROPERTIES &
16	1840 RYAN RD	JCR TEAM LLC
17	10750 LUNA RD	RUCKER HUGH W ET AL
18	1839 RYAN RD	NILCO ENTERPRISES INC
19	10808 LUNA RD	SHMAISANI ISSAM AL

FILE NUMBER: Z167-194(WE) **DATE FILED:** January 24, 2017
LOCATION: west side of South Westmoreland Road, north of Red Raider Lane
COUNCIL DISTRICT: 3 **MAPSCO:** 63-S
SIZE OF REQUEST: Approx. 5.14 acres **CENSUS TRACT:** 109.03

APPLICANT: S.I. Abed & Hasan Nasser

OWNER: Grand Junction Partners-2
[S.I. Abed & Afzal Noor – only officers]

REPRESENTATIVE: S.I. Abed, P.E.

REQUEST: An application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District with consideration given to an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of approximately 29 single family lots. The lots sizes will range between 5,000 square feet and 8,900 square feet. The lots sizes will vary as a result of an existing creek and the large amount of trees that are on site. The applicant intends to preserve some of the existing trees.

STAFF RECOMMENDATION: Approval of an R-7.5(A) Single Family District in lieu of an R-5(A) Single Family District

BACKGROUND INFORMATION:

- The request site is undeveloped with heavily vegetation.
- The applicant proposes to develop 29 single family dwellings on the site. The proposed R-5(A) District will provide the applicant the flexibility to develop single family dwellings on lots ranging between 5,000 square feet and 8,900 square.
- The proposed R-5(A) District does not comply with the development pattern of the single family lots to the south of the TH-2(A) Townhome District. Staff's opinion is the R-7.5(A) Single Family District is more compatible with the surrounding zoning and uses.

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

1. Z134-210 On December 10, 2014, the City Council approved an amendment and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District
2. Z167-222 On May 4, 2017, the City Plan Commission recommended approval for a renewal of Specific Use Permit No. 1929 for an open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District. City Council will consider the application on June 14, 2014.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Westmoreland Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	R-10(A)	Undeveloped
North	TH-2(A)	Single Family
South	R-7.5(A)	Single Family
East	R-10(A)	Undeveloped
West	R-10(A)	Single Family

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

ECONOMIC DEVELOPMENT**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:**Land Use Compatibility:**

The request site is undeveloped and is contiguous to single family uses to the north, south and west. The applicant's request to change the zoning from an R-10(A) Single Family District to an R-5(A) Single Family District will allow for the development of approximately 29 single family dwellings. The R-5(A) District will also provide the applicant the flexibility to develop the proposed single family development with lots ranging between 5,000 square feet and 8,900 square feet. The applicant proposes to retain several large trees and develop around an existing creek that traverses through the property. To ensure the site is developed as proposed by the applicant, 1) deed restrictions could be volunteered to identify or list the number of lots and lots sizes in the development and protect the trees and creek or 2) amend the application for a Planned Development District that will impose development regulations and standards for the development and provide a development plan that will show the layout of the proposed single family development.

Staff does not support the applicant's request for an R-5(A) Single Family District because the lot size does not reflect the overall development pattern of the surrounding area as well as conform to the residential pattern along South Westmoreland Road. Even though the properties to the north are developed on TH-2(A) District lots, a minimum of 2,000 square feet, the residential development south and southwest of the site is constructed on lots that are between 7,500 square feet and 10,000 square feet.

If the site is zoned for an R-5(A) District, the applicant can develop approximately 29 lots and in an R-7.5(A) District, between 25 and 26 lots. With the R-7.5(A) District, the applicant could plat as a Community Unit Development (CUD), which allows between 25 percent and 30 percent reduction in the lot size. The Code states, that "the minimum lot area of any lot within the CUD may be reduced by an amount not to exceed 25 percent of the minimum lot area for the zoning district in which the CUD is located. Any reduction in minimum lot area must be compensated proportionally on a square foot for square foot basis by the establishment of permanent community open space to serve the property being platted. If five percent or more of the community open space is unimproved and in a flood plain (as defined in Article V), the minimum lot area may be reduced by up to 30 percent." The property does not appear to be located within a flood plain. In addition, in order to receive the lot reductions, the applicant will have to comply with regulations for a CUD.

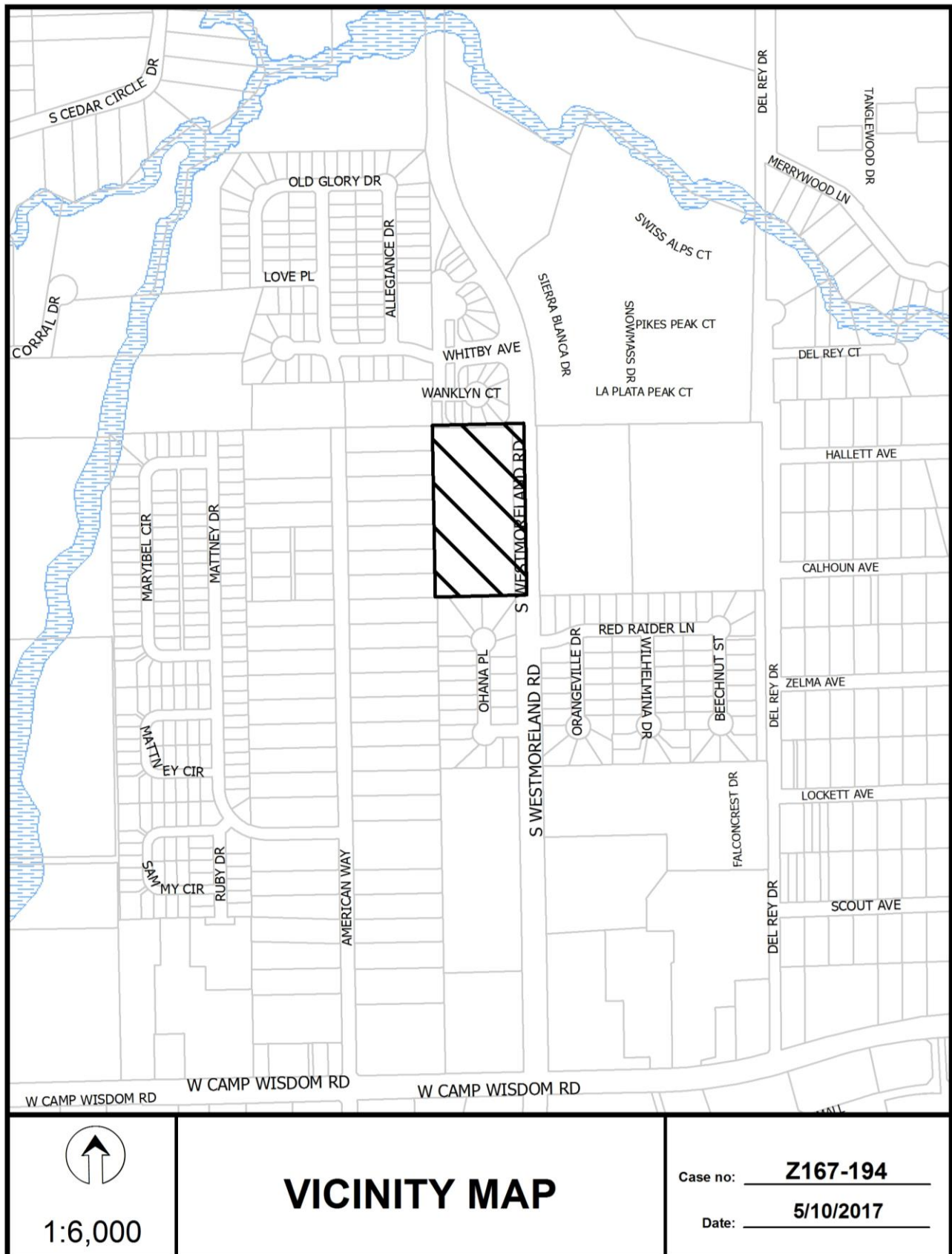
Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-5(A) – Applicant's proposal Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
R-7.5(A) - Staff's rec. Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

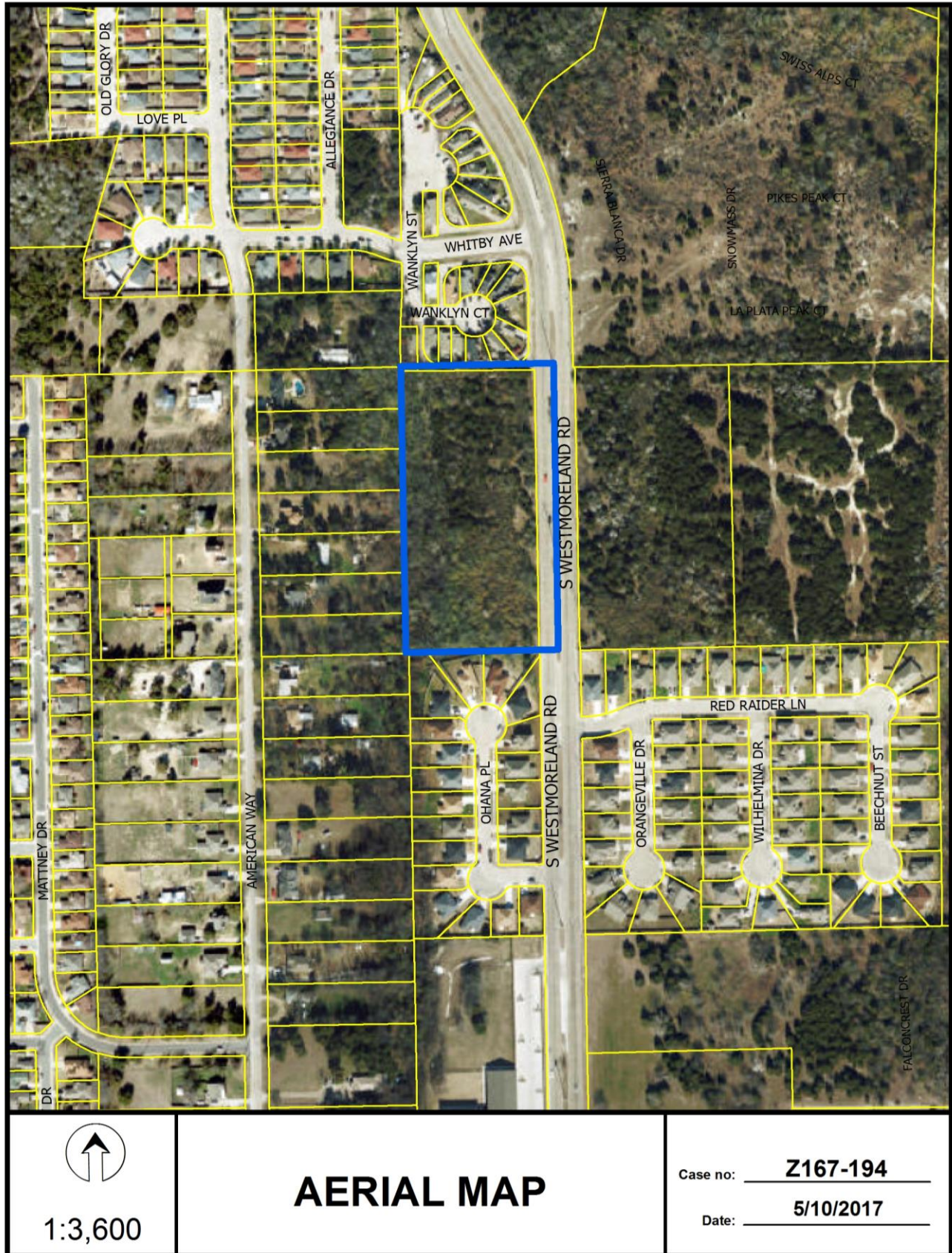
Landscaping: Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

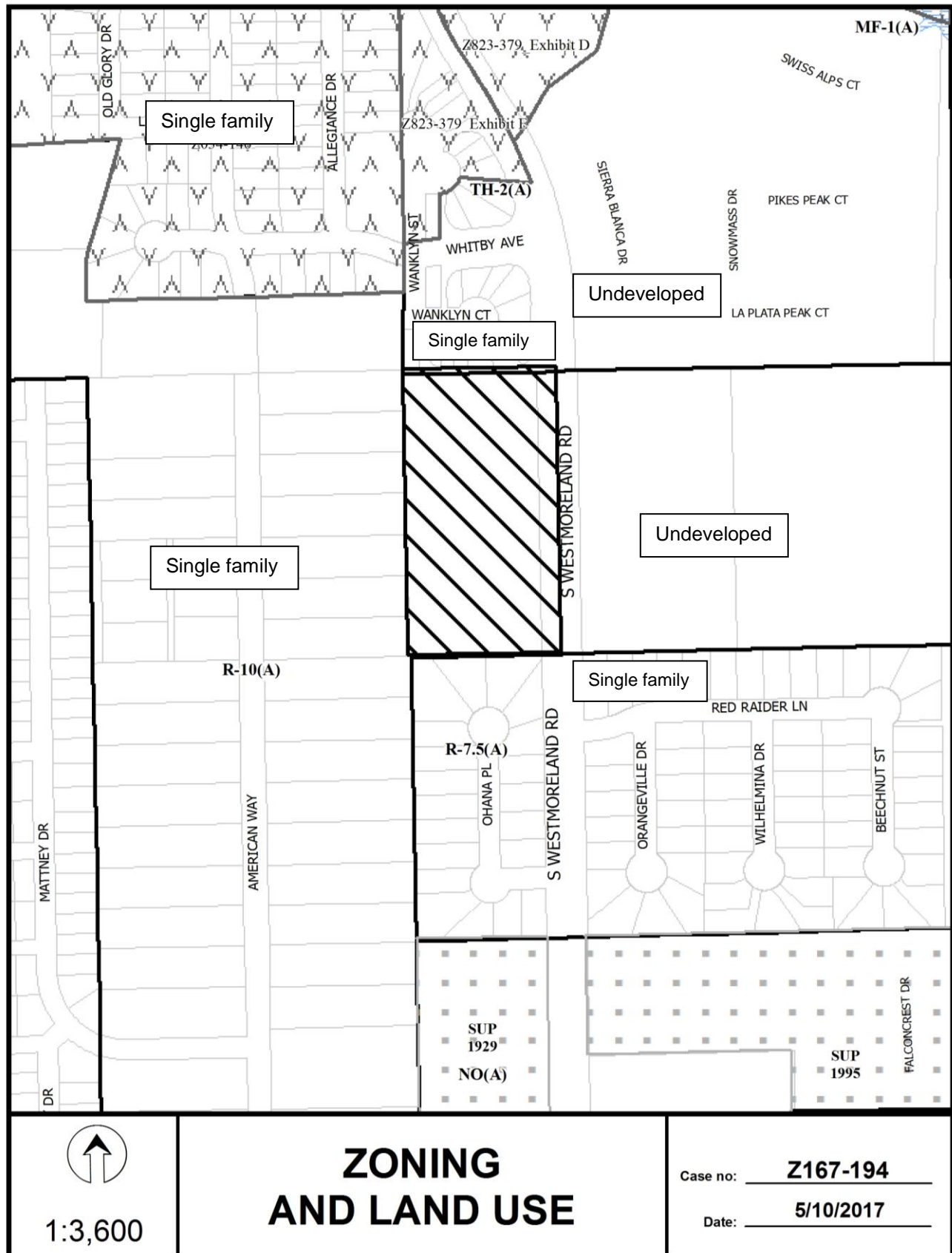
Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

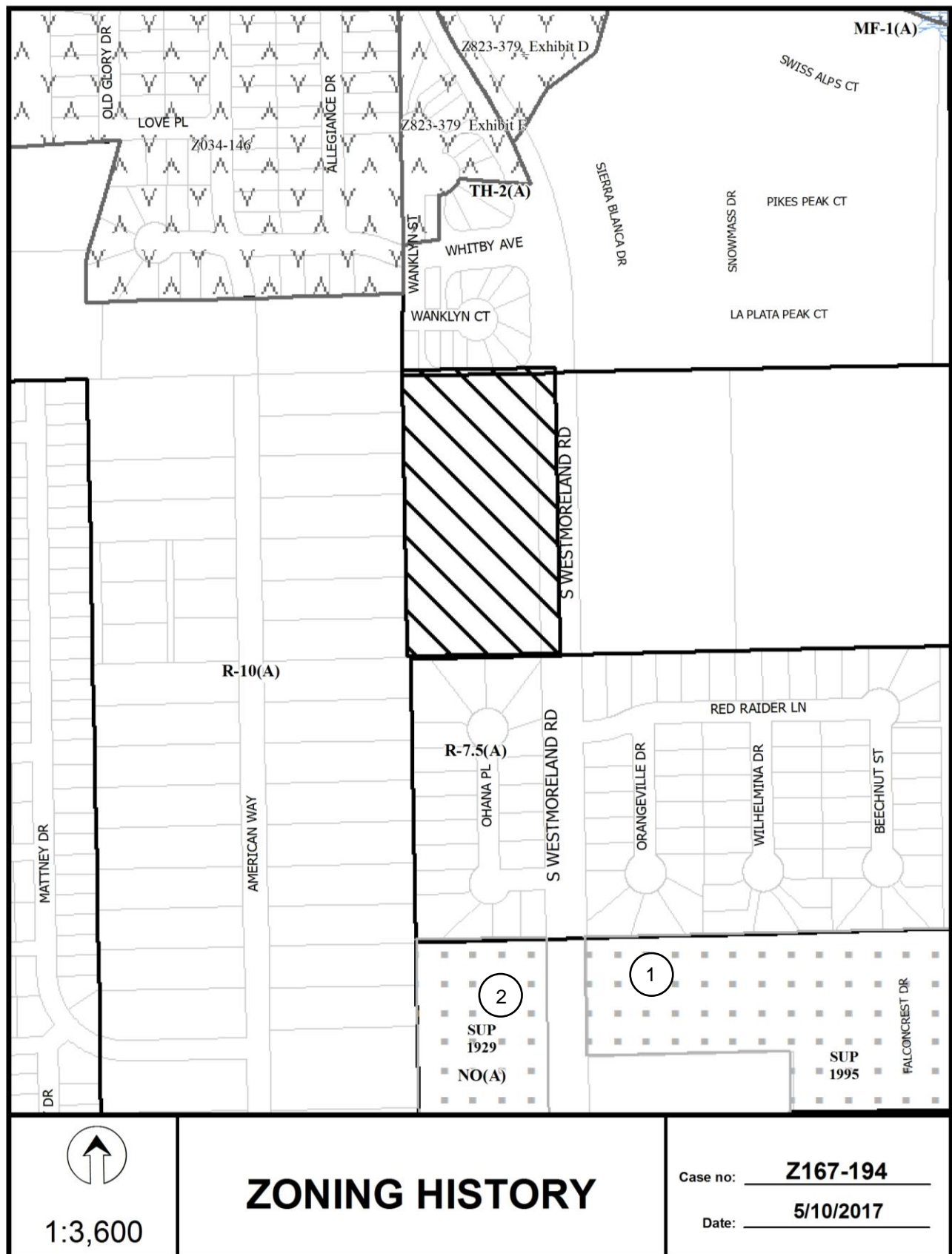
Z167-194(WE)

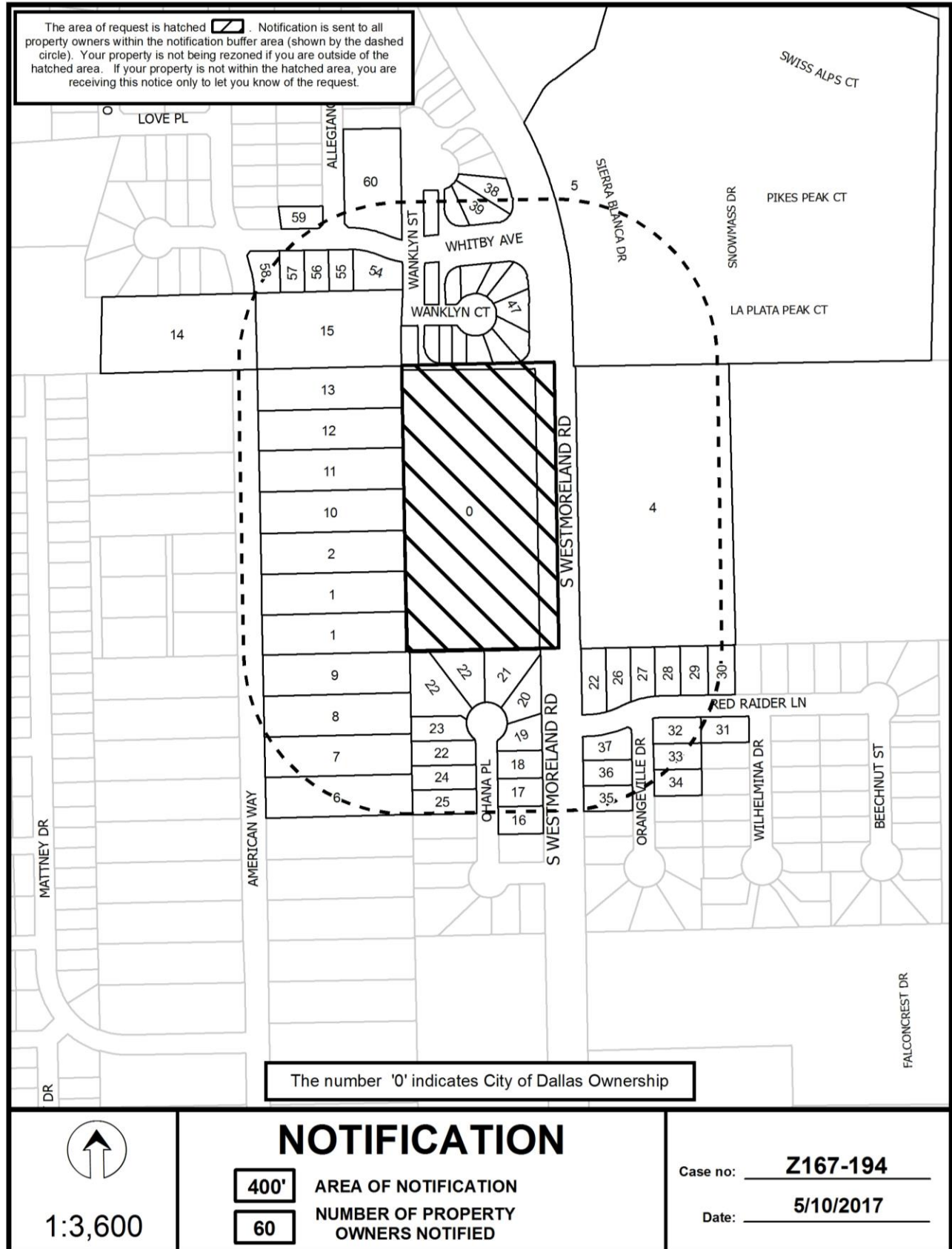


Z167-194(WE)









Notification List of Property

Z167-194

60 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6622 AMERICAN WAY	CADENA JUAN & ELSA
2	6606 AMERICAN WAY	RICO ESMERALDA
3	3928 WANKLYN CT	HALL JOHN E &
4	6700 S WESTMORELAND RD	Dallas ISD
5	6600 S WESTMORELAND RD	TA PROPERTIES II
6	6722 AMERICAN WAY	LUCERO LUIS ALAN
7	6714 AMERICAN WAY	STRAIN JAMES K
8	6706 AMERICAN WAY	STRAIN BETTY
9	6630 AMERICAN WAY	LAND ROBERT EUGENE &
10	6530 AMERICAN WAY	LOZANOEQUIVEL MAURILIO
11	6522 AMERICAN WAY	AZURA ADRIAN I &
12	6514 AMERICAN WAY	RIOS GABRIEL & MAURA
13	6506 AMERICAN WAY	HERNANDEZ JUAN F JR &
14	6501 AMERICAN WAY	THAMES C J
15	6500 AMERICAN WAY	ULLOAORTIZ DANIEL &
16	6724 OHANA PLC	MACIAS EDNA &
17	6720 OHANA PLC	JONES LATASHA D
18	6716 OHANA PLC	BLACK LANETTE &
19	6712 OHANA PLC	TRAN HAN VAN &
20	6708 OHANA PLC	CANALES SANTOS JULIANA &
21	6704 OHANA PLC	ALVIZOVELAZQUEZ ALBERTO J &
22	6703 OHANA PLC	WESTMORELAND OC LLC
23	6711 OHANA PLC	GARCIA CARLOS A &
24	6719 OHANA PLC	NICKLEBERRY KIMBERLY EVON
25	6723 OHANA PLC	RODRIGUEZ ROSELY SILIEZAR &
26	3749 RED RAIDER LN	GARCIA KAREN

05/10/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3745 RED RAIDER LN	GONZALEZ BRENDA &
28	3741 RED RAIDER LN	ANDERSON TERRY N & ANISSA P
29	3737 RED RAIDER LN	HE LING
30	3733 RED RAIDER LN	CASTANEDA PERFECTO &
31	6805 WILHELMINA DR	FONTILLAS ANNALYN
32	6804 ORANGEVILLE DR	DUFFEY JIMMY & JOSEPHINE
33	6808 ORANGEVILLE DR	SIERRA OSPICIO
34	6812 ORANGEVILLE DR	RODRIGUEZ RAUL IBARRA &
35	6815 ORANGEVILLE DR	LEVEY HOWARD II
36	6811 ORANGEVILLE DR	BARRERA RAYNALDO &
37	6807 ORANGEVILLE DR	HORTON KELVIN L & KISHA SHERRICE
38	6440 WANKLYN ST	GONZALEZ DAPHNE J
39	6444 WANKLYN ST	CATES YOLANDA
40	6448 WANKLYN ST	WARE DENNIS D
41	6452 WANKLYN ST	GOMEZ RAFAEL
42	3923 WANKLYN CT	SOLORZANO JORGE
43	3919 WANKLYN CT	SANMIGUEL JAVIER
44	3915 WANKLYN CT	MILLER SANDRA J
45	3911 WANKLYN CT	ANDERSON WILLIE HAYWOOD
46	3907 WANKLYN CT	ADKISON JIMMY L
47	3903 WANKLYN CT	COFER BRENDA R
48	3904 WANKLYN CT	WILLBANKS TAMMY
49	3908 WANKLYN CT	BERRY LUTHER W & ELLEN J
50	3912 WANKLYN CT	HUBBARD ROSIE M
51	3916 WANKLYN ST	MUELLER BEVERLY
52	3920 WANKLYN ST	BROWN ELLEN R
53	3924 WANKLYN CT	DOTSON VERNETTE
54	4004 WHITBY AVE	COTTMAN MARIA O
55	4012 WHITBY AVE	GARCIA IRMA
56	4016 WHITBY AVE	SANCHEZ JOHANNA S
57	4020 WHITBY AVE	MACIAS LUIS A & SANDRA

Z167-194(WE)

05/10/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4024 WHITBY AVE	JOHNSON BURCHINAL D
59	6453 ALLEGIANCE DR	AIYELESO OLASEYI
60	6501 AMERICAN WAY	HOA OF AMERICAN WAY ESTATES INC

FILE NUMBER: Z156-183(JEM)

DATE FILED: January 7, 2016

LOCATION: Generally on both sides of Buckner Boulevard from Heinan Drive and Hoyle Avenue on the north to the T. & N.O Railroad on the south.

COUNCIL DISTRICT: 5, 7

MAPSCO: 58-C, G, L, Q, U
48-L, Q, U, Y

SIZE OF REQUEST: Approx. 408 acres

CENSUS TRACT: 153,163,164,
166-170, 229

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 366, with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations in Planned Development District No. 366.

SUMMARY: The purpose of this authorized hearing is to focus on urban design, land use, parking and streetscape, and ensure provisions that encourage future development by proposing amendments such as: 1) consolidation of subareas, 2) update landscape, sidewalk, accessory and land use regulations, and 3) the introduction of residential components including mixed use projects.

STAFF RECOMMENDATION: Approval of amendments to Planned Development District No. 366.

BACKGROUND:

- Planned Development No. 366 the Buckner Boulevard Special Purpose District was established by the Dallas City Council on February 26, 1992.
- Currently PD No. 366 is divided into nine subareas.
- The existing general zoning for each subarea is as follows:
 - Subarea 1 – Retail and Personal Service
 - Subarea 1A – Retail and Personal Service. (Neighborhood Walmart)
 - Subarea 2 – Community Retail and Commercial Service
 - Subarea 3 – Light Industrial
 - Subarea 4 – Industrial Manufacturing
 - Subarea 5 – Community Retail and Commercial Service (Eastfield Community College)
 - Subarea 6 – Retail and Personal Service
 - Subarea 7 – Retail and Personal Service
 - Subarea 8 – Community Retail and Community Service
- Subarea 1A and 5 must comply with a development plan.
- On January 7, 2016, City Plan Commission authorized a public hearing to determine the proper zoning for Planned Development District No. 366.
- On May 18, 2016 an initial community meeting was held to provide information including:
 - History/Background of Planned Development No. 366
 - Existing zoning regulations
 - Existing land use and characteristics of the area
 - Initiation of area study/research
 - Auto related uses and regulations to be addressed.
- A steering committee was created to guide the direction of the proposed amendments. Eight steering committee meetings took place between August 2016 and April 2017.
- On May 8, 2017, and May 23, 2017, meetings were held to present an overview of the proposed changes to the community.

Zoning History

The principal zoning cases over the past five-year period are summarized below:

1. **Z134-281:** On October 20, 2014, Specific Use Permit No. 1730 was automatically renewed for an alcoholic beverage establishment.

2. **Z145-138:** On March 24, 2015, Specific Use Permit No. 1850 was automatically renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
3. **Z123-202** On May 25, 2011, Dallas City Council approved an application for Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
4. **Z123-254** On July 25, 2013, Specific Use Permit No. 1873 was automatically renewed of for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
5. **Z123-162** On July 25, 2013, Specific Use Permit No. 1869 was automatically renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
6. **Z134-148** On March 26, 2014, Dallas City Council approved an application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District.
7. **Z156-261** On October 26, 2016, Dallas City Council approved an application to 1) create a new subarea to allow an alternative financial establishment use by Specific Use Permit within Subarea 2 and, for 2) Specific Use Permit No. 2217 for an alternative financial establishment use.
8. **Z156-239** On August 10, 2016, Dallas City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.
9. **Z123-366** On December 19, 2013 Specific Use Permit No. 1942 was automatically renewed of for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
10. **Z134-302** On December 10, 2014, Specific Use Permit No. 1973 was renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
11. **Z167-192** On May 18, 2017, City Plan Commission denied an application for a Planned Development District for NS(A) Neighborhood Service district uses and an auto service center, a motor vehicle fueling station, and a restaurant with drive-in or drive-through service by right, on property zoned an R-7.5(A) Single Family District and Subarea 2. Application was not been appealed.
12. **Z123-246** On September 28, 2011, Dallas City Council approved an application for Specific Use Permit No. 1900 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3500 square feet or less.

13. **Z134-350** On January 28, 2015, Dallas City Council approved an application for a Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet, and termination of Specific Use Permit No. 1996 for the Sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within the Subarea 1 with a D-1 Liquor Control Overlay.
14. **Z167-179** On May 18, 2017, City Plan Commission approved an application to renew and amend Specific Use Permit No. 2135 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1.
15. **Z156-320** On October 26, 2016, Dallas City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property within Subarea 6 with a D-1 Liquor Control Overlay.
16. **Z123-220** On June 26, 2013, Dallas City Council approved an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 6.
17. **Z167-125** On February 22, 2017, Dallas City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 6.
18. **Z134-105** On November 10, 2015, Dallas City Council approved an application for a new subarea and Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less within Tract 2A, Subarea 1.
19. **Z156-305** On October 27, 2015, Specific Use Permit No. 2160 was automatically renewed of for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
20. **Z156-208** On January 11, 2017, Dallas City Council approved an application for a commercial amusement (inside) limited to a dance hall, on property zoned Subarea 6
21. **Z167-284** On April 27, 2017, Specific Use Permit No. 1989 was automatically renewed for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3500 square feet or less.
22. **Z145-193** On May 13, 2015, Specific Use Permit No. 954 was renewed for a for a private school and child care facility.

- 23. BDA156-057** On June 28, 2016 the Board of Adjustment approved an application for enlarging a nonconforming use with conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Buckner Blvd	Principal Arterial	107 feet
Lake June Rd	Principal Arterial	100 feet
Bruton Rd	Principal Arterial	100 feet
Scyene Rd	Principal Arterial	100 feet
Military Pkwy	Principal Arterial	100 feet
Elam Rd	Principal Arterial	100 feet
Hoyle Ave	Community Collector	60 feet
Jim Miller Rd	Minor Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	PD No. 366	Retail, office, and personal service uses
North	LI, IM	Machine/ weld shop, Industrial Inside
East	R-7.5(A) , R-5(A), CR	Single Family Residential, retail, auto service center
South	LI, IM	DART station, US Post Office, Warehouse
West	R-7.5(A), CR	Single Family Residential, retail, personal service, and office uses, fire station

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating an applicant's request.

In general, this Planned Development District proposal is consistent with the following goals and policies of the *forwardDallas! Comprehensive Plan*.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

Implementation Measure 1.1.4.1 Maximize development opportunities around DART stations.

Implementation Measure 1.1.4.4 Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

ECONOMIC ELEMENT

GOAL 2.5.1 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

PD No. 366 is currently divided into nine subareas within 408 acres. The central portion, and majority of the district, is comprised of mostly retail and personal service uses, and some commercial service uses with the majority of these being auto related. Eastfield Community College Pleasant Grove Campus is located on the east side of Buckner Blvd. in the southern portion of this central area. This area also contains many vacant properties and buildings scattered throughout. Single family residential abuts this central area on both the east and west.

The north end of the district contains light industrial uses, metal fabrication facilities, warehouses and welding shops. The surrounding land uses are comprised of warehouses and inside industrial uses.

The DART Buckner Station Park-and-Ride and a U.S. Post Office are located within the south end of the PD. The railroad runs through this area of the district and is surrounded by industrial warehouses. This southern part of the district is surrounded by industrial storage.

The overarching issues and concerns throughout the PD are:

- The amount of auto related uses that have increased in recent years.
- Accessory outside display of merchandise on sites has caused visual clutter.
- Walkability along Buckner Boulevard is constrained due to an underdeveloped sidewalk and streetscape system.

The Steering Committee proposed the following goals in working on the proposal:

- Promote redevelopment and beautification of the area;
- Protect and provide guidelines for an increase in streetscape and landscape;
- Promote pedestrian activity by providing guidelines for new development in sidewalk regulations;
- Provide a balance of land uses appropriate for mixed-use development compatible with the surrounding single family; and
- Create a focal area or gateway into the district at the south end.

Proposed Changes:

Currently, there are nine subareas in PD No. 366 and, with the reconfiguration of some of these subareas, nine remain. Subareas 1, 6, and a portion of Subarea 2 were combined into Subarea 1 creating a contiguous subarea with similar regulations. A new subarea was created, Subarea 2A, as a mixed use pedestrian oriented area.

Additional provisions were added to specific accessory uses in order to reduce the amount of visual clutter and obstructions, addressing a concern throughout the planned development district. Currently Code allows for the accessory display of merchandise to be displayed anywhere within the property as long as it complies to visibility and area requirements, with the exception of subarea 6 which allows the merchandise to be

displayed within ten feet of the structure housing the main use. For control and consolidation of visual clutter from accessory outside display of merchandise, the accessory display of merchandise will be reduced to within five feet of the structure housing the main use in all subareas.

In Subareas 1, 1A, 5 and 7 the land uses generally remained the same with the addition of the tower/antenna for cell communication which will now be allowed by Specific Use Permit (SUP).

In Subareas 2 and 8 tower/antenna for cell communication use by SUP was added and auto related uses, currently allowed by right, now are allowed by SUP.

The following land uses were removed:

- Bus/rail transit vehicle maintenance storage facility
- Commercial cleaning and laundry plant
- Machine or welding shop
- Machinery, heavy equipment or truck sales service
- Lodging or boarding house
- Outside sales
- Taxidermist
- Auto Auction

These uses do not currently exist and because of the high intensity and nuisances associated with these uses such as noise from machinery, noise from outside speakers, odors, and heavy equipment traffic, they are not compatible with the community serving retail and personal service uses in the immediate area nor the single family surrounding these subareas.

On the other hand, the requirement for an SUP for auto related uses will make 53 businesses nonconforming. Requiring an SUP allows each business and location to be reviewed for compliance with all the use requirements and to insure compatibility with adjacent community serving retail and the surrounding single family. In particular vehicle display, sales and service use is currently allowed by right in Subarea 2 only.

Subarea 2A has been carved out of Subarea 2 on the southern portion of the Planned Development District. One purpose of the new Subarea 2A is to create a gateway into the area, providing direction and to help initiate revitalization. The elements that make this area key for potential redevelopment are: 1) proximity to Eastfield Community College Pleasant Grove campus, and 2) the DART Buckner Station which allows the transit component to be utilized. The student, administrative and support population associated with the Community College, the proximity to the DART station and the fact that Buckner Boulevard is a four lane highway as opposed to the northern portion that expands to six lanes, and the surrounding single family neighborhoods give direction and support the need for a pedestrian friendly mixed use area.

This area, having been a part of Subarea 2, has the same issues with the proliferation of auto related uses, as mentioned above, with no consideration of compatibility with

the surrounding single family. In order to promote a mix of uses and balance to the auto related uses that have proliferated through this area; the auto related uses will now require a Specific Use Permit. Requiring a SUP provides a tool to enable review of each use and location, taking into account its proximity and compatibility as part of a mixed use area and the surrounding single family.

Land uses were added/deleted in Subarea 2A in order to allow for a mix of compatible uses to promote the development medium density retail, office, personal service and/or multifamily residential uses in combination on single or contiguous building sites. The land uses added are:

- Multifamily
- Retirement Housing

The newly created Subarea 2a will no longer allow the uses listed below.

- Bus/rail transit vehicle maintenance storage facility
- Commercial cleaning and laundry plant
- Machine or welding shop
- Machinery, heavy equipment or truck sales service
- Medical or scientific lab
- Lodging or boarding house
- Outside sales
- Swap or buy shop
- Taxidermist
- Heliport
- Helistop
- Auto Auction
- Building movers temporary storage yard
- Freight terminal
- Manufactured building sales lot
- Mini warehouse
- Outside storage without visual screening

The removal of these land uses does not make any businesses nonconforming as none currently exist.

However, the requirement for an SUP for auto related uses in Subarea 2A will make 50 businesses nonconforming.

In order to incentivize development in this subarea, the introduction of multifamily and mixed-use components are proposed to promote a pedestrian friendly active community retail, live, and work environment and engages the surrounding single family neighborhoods. MUP (Mixed-Use Project) incentives are provided to serve as a model and development opportunity. Incentives allow for additional dwelling unit density, increased floor area ratio, and/or additional structure height depending on the percentage of total floor area each use in the mixed use project.

Sidewalks:

The scarcity of walking space along Buckner Boulevard is an issue for the pedestrian. There are very few sidewalks and when there are, they are broken, narrow, and rarely continuous. In order to promote a safer, walkable, pedestrian friendly environment the redevelopment of sites will require a minimum five foot sidewalk along Buckner Boulevard. In the newly proposed Subarea 2A, sidewalks are a key element and vital to making it a great pedestrian friendly, active mixed use area.

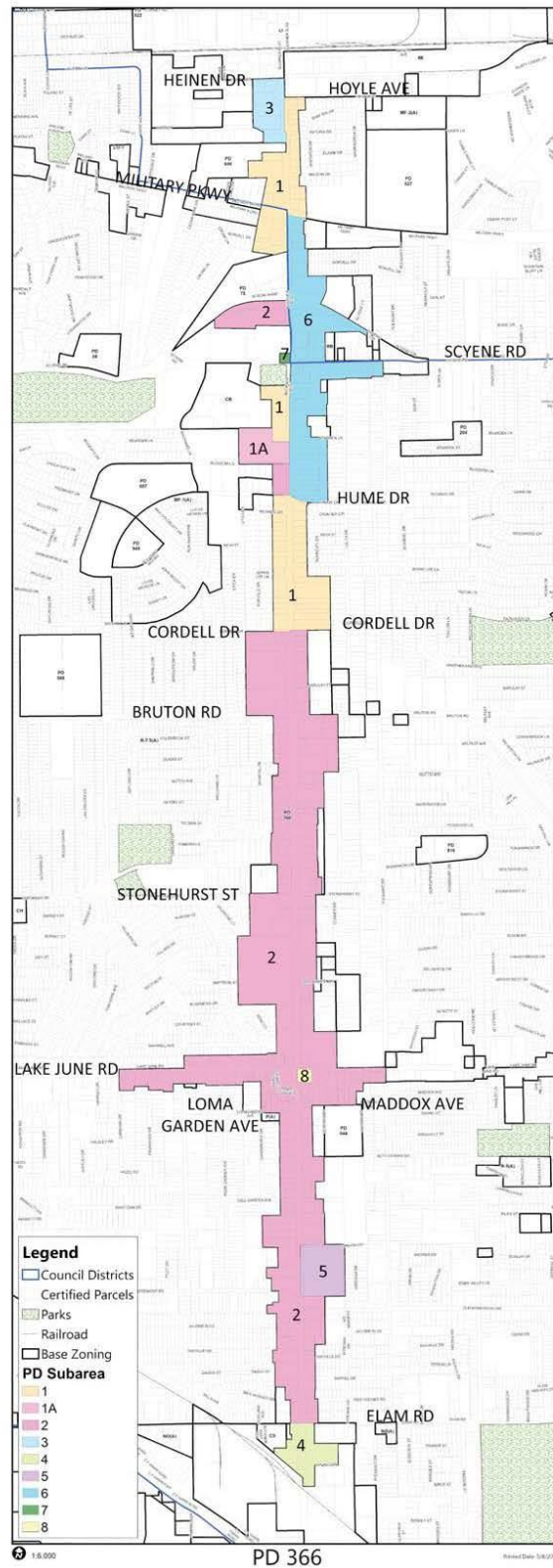
Parking:

The parking requirements set forth in Sec.51P-366.108 remain the same.

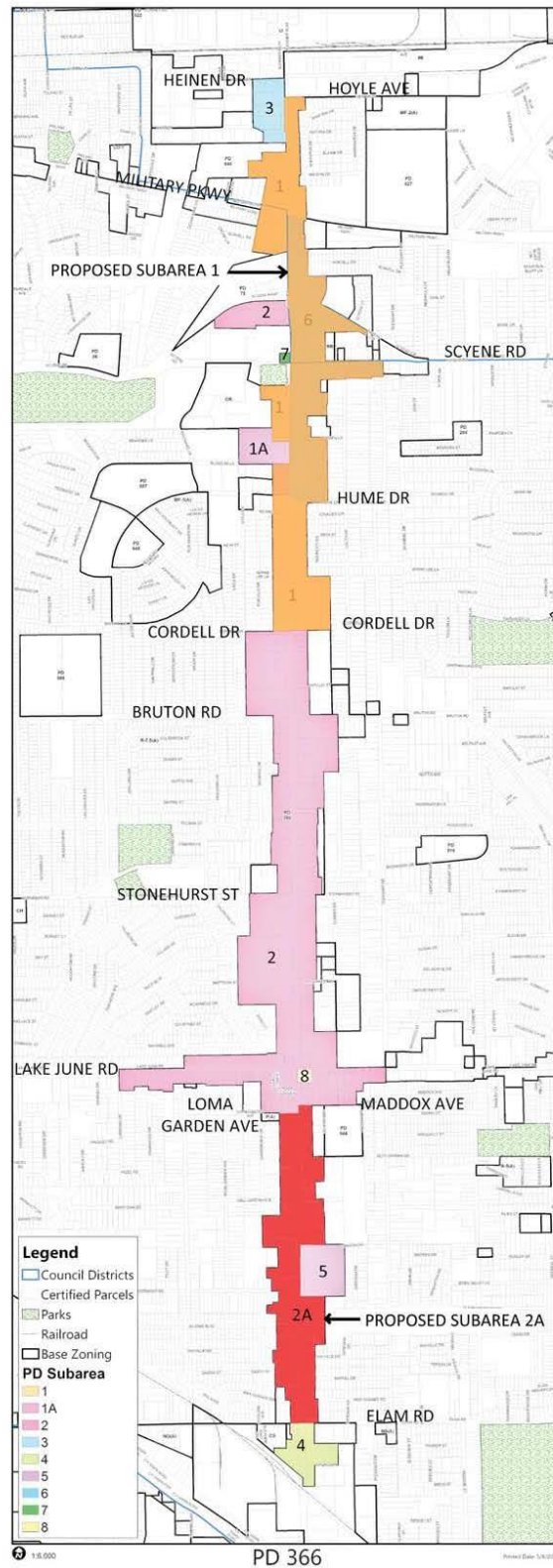
Landscaping:

Landscape requirements were updated, resulting in the increase of landscaping and streetscape to improve and enhance the streetscape as redevelopment occurs. Front yard strip landscaping was addressed to focus on Buckner Boulevard in addition to providing minimum front yard strip landscaping depths for planting requirements.

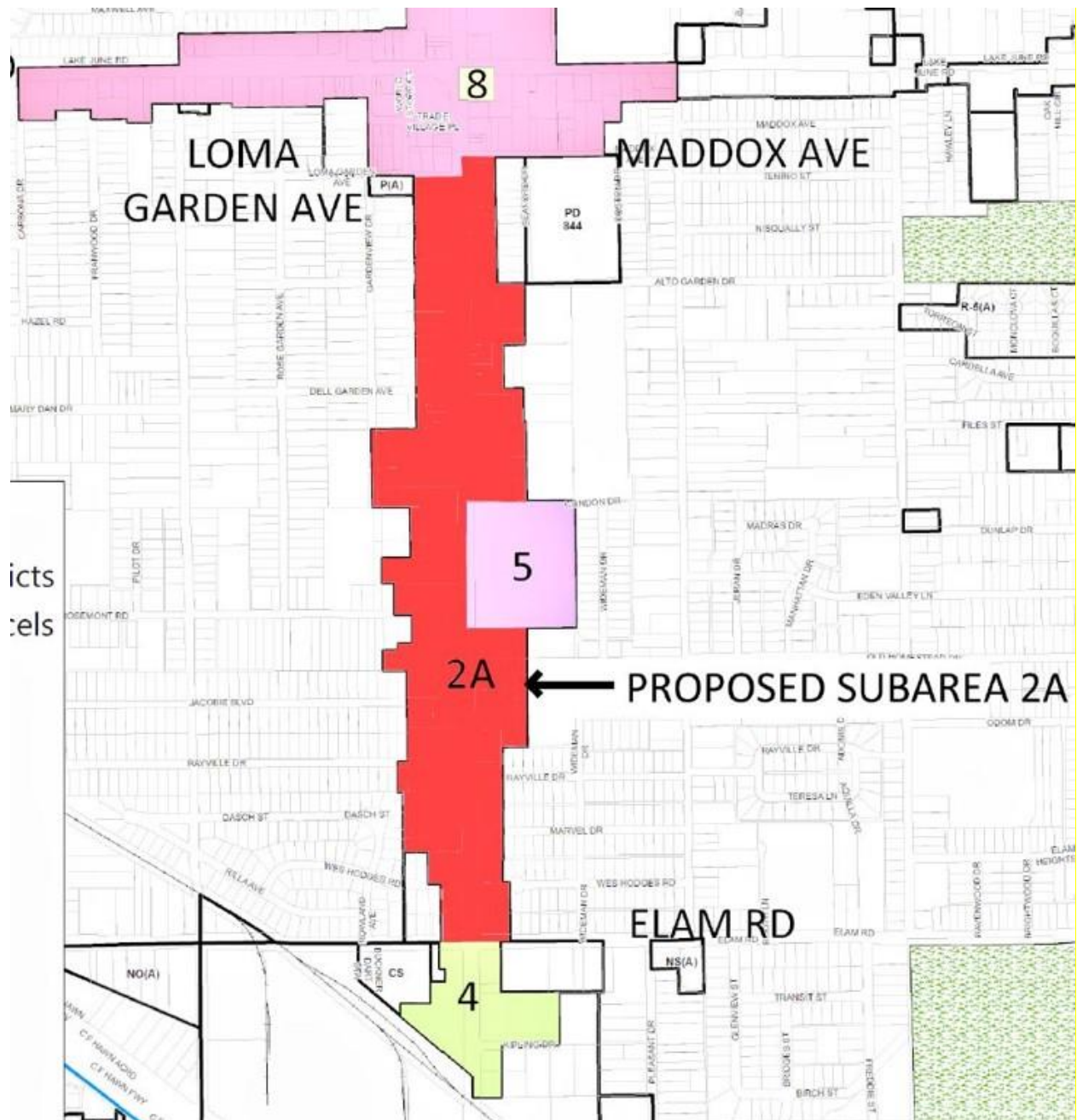
PD NO. 366 EXISTING SUBAREA BOUNDARY MAP



PD NO. 366 PROPOSED SUBAREA BOUNDARY MAP



PD NO. 366 SUBAREA 2A DETAIL



ARTICLE 366.

PD 366.

Buckner Boulevard Special Purpose District

SEC. 51P-366.101. LEGISLATIVE HISTORY.

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

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

PD 366 is established on property generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east. The size of PD 366 is approximately 407.945 acres. (Ord. Nos. 21211; 21313; 24159; 25164; 27034; 27902; 28199; 28520; 28547; 28775)

SEC. 51P-366.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. In Subarea 6:

~~(1) — ALTERNATIVE FINANCIAL ESTABLISHMENT means a business that provides car title loans, check cashing, money transfers, payday cash advances, payroll advances, or short term cash loans. An alternative financial establishment does not include state or federally chartered banks, savings and loans, and credit unions. An alternative financial establishment does not include an establishment that provides financial services that are accessory to another main use.~~

~~(2) — FEED STORE means a facility for the wholesale or retail sale of grain, prepared feed, and forage for pets, livestock, and fowl.~~

(3) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barber shops or a place wherein registered physical therapists treat only patients

recommended by a licensed physician and operated only under such physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(4) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.

(5) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more.

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

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

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

(e) PD 366 is to be known as the Buckner Boulevard Special Purpose District. (Ord. Nos. 21211; 25164; 27788)

SEC. 51P-366.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 366A: Subarea descriptions.
- (2) Exhibit 366B: Subarea 5 development plan.
- (3) Exhibit 366C: Subarea 1A development plan.
- (4) Exhibit 366D: Tract map.
- (5) Exhibit 366E: Subarea 7 development and landscape plan. (Ord. Nos. 28547; 29933)

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

(a) Creation of subareas. This district is divided into nine subareas as described in Exhibit 366A. Subareas and tracts are shown on Exhibit 366D.

(b) Development plan.

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

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

(3) Development and use of Subarea 5 must comply with the Subarea 5 development plan (Exhibit 366B).

(4) Development and use of Subarea 7 must comply with the Subarea 7 development and landscape plan (Exhibit 366E).

(5) If there is a conflict between the text of this article and a development plan, the text of this article controls. (Ord. Nos. 21211; 21313; 24159; 25164; 27034; 27322; 27788; 28547; 29933; 30249)

SEC. 51P-366.104.1. MIXED USE PROJECTS IN SUBAERA 2A.

(a) In general. Single or multiple uses may be developed on one site ~~in a mixed-use district as in any other district~~; however, in order to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses and, in some instances, increases to the maximum structure height are awarded to developments that qualify as “mixed use projects” as defined in Subsection (b). If a development does not qualify as an MUP, it is limited to a “base” dwelling unit density, floor area ratio, and maximum structure height. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density and floor area ratio and, in some instances, a greater maximum structure height. Additional FAR bonuses are incrementally awarded to encourage the inclusion of “residential” as part of an MUP. The exact increments of increase vary depending on the actual use categories mixed and the district that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this section governing the particular district of interest.

(b) Qualifying as a mixed use project. To qualify as a MIXED USE PROJECT (MUP) for purposes of this section, a development must contain uses in two or more of the following use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

MU-1 AND MU-1(SAH) DISTRICTS	
Use Category	% of Total Floor Area
Office	15%
Residential	15%
Retail and personal service	10%

(c) Project plan. If a MUP is proposed, a project plan must be submitted to and approved by the building official.

(d) Phases. If an MUP is constructed in phases:

(1) the first phase must independently qualify as an MUP under Subsection (b); and

(2) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(e) Multiple building sites.

(1) An MUP may consist of two or more building sites if they are developed under a unified development plan. The plan must be:

(A) signed by or on behalf of all of the owners of the property involved;

(B) approved by the building official; and

(C) filed in the deed records of the county where the property is located.

(2) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by treating the multiple building sites as one building site.

SEC. 51P-366.105. MAIN USES PERMITTED.

(a) Subareas 1 and 7.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Machine or welding shop. [SUP]

-- Medical or scientific laboratory. [SUP]

-- Tool or equipment rental.

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

(3) Institutional and community service uses.

-- Adult day care facility.

-- Cemetery or mausoleum. [SUP]

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

(4) Lodging uses.

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

(5) Office uses.

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

(6) Recreation uses.

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

(7) Residential uses.

- College dormitory, fraternity, or sorority house.

(8) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[DIR]*
- Commercial amusement (inside).
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.

- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Taxidermist. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(9) Transportation uses.

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

(10) Utility and public service uses.

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

(11) Wholesale, distribution, and storage uses.

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

(b) Subarea 1A.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

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

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Animal shelter or clinic without outside run. *[RAR]*
- Business school.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Taxidermist. *[SUP]*

(11) Transportation uses.

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

(12) Utility and public service uses.

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

(c) Subareas 2, 2A, and 8.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- ~~Bus or rail transit vehicle maintenance or storage facility. *[RAR]*~~
- Catering service.

- ~~Commercial cleaning and laundry plant. [RAR]~~
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- ~~Machine or welding shop. [RAR]~~
- ~~Machinery, heavy equipment, or truck sales and service. [RAR]~~
- Medical or scientific laboratory. [Subareas 2 and 8 only.]
- Technical school.
- Tool or equipment rental.
- ~~Vehicle or engine repair or maintenance. [RAR]~~

(3) Institutional and community service uses.

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

(4) Lodging uses.

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

(5) Office uses.

- Alternative financial establishment. [By SUP only in Subarea 8.]
- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]
- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

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

(7) Residential uses.

- College dormitory, fraternity, or sorority house.
- Multifamily. *[Subarea 2A only.]*
- Retirement housing. *[Subarea 2A only.]*

(8) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Auto service center. ~~*[RAR]*~~ *[SUP]*
- Business school.
- Car wash. ~~*[RAR]*~~ *[SUP]*
- Commercial amusement (inside).
- Commercial amusement (outside). *[DIR]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- ~~Outside sales.~~ *[SUP]*
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP][Subareas 2 and 8 only.]*
- ~~Taxidermist.~~
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(9) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP][Subareas 2 and 8 only.]*
- Helistop. *[SUP][Subareas 2 and 8 only.]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter. *[See Section 51A-4.211.]*
- Transit passenger station or transfer center. *[See Section 51A-4.211.]*

(10) Utility and public service uses.

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

(11) Wholesale, distribution, and storage uses.

- ~~Auto auction.~~ *[SUP]*
- Building mover's temporary storage yard. *[SUP]**[Subareas 2 and 8 only.]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal. *[RAR]* *[Subareas 2 and 8 only.]*
- Manufactured building sales lot. *[RAR]*
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). *[RAR]**[Subareas 2 and 8 only.]*
- ~~Petroleum product storage and wholesale.~~ *[SUP]*
- ~~Recycling collection center.~~ *[RAR]*
- ~~Sand, gravel, or earth sales and storage.~~ *[SUP]*
- Trade center.
- ~~Vehicle storage lot.~~ *[SUP]*
- Warehouse. *[RAR]*

(d) Subarea 3. The uses permitted in Subarea 3 are all uses permitted in the LI Light Industrial District, as set out in Chapter 51A subject to the same conditions applicable in the LI Light Industrial District. For example, a use only permitted in the LI Light Industrial District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the LI Light Industrial District is subject to DIR in this planned development district; etc. Exception: The vehicle display, sales, and service use is permitted by SUP only, paraphernalia shop use is not allowed.

(e) Subarea 4. The uses permitted in Subarea 4 are all uses permitted in the IM Industrial Manufacturing District, as set out in Chapter 51A, subject to the same conditions applicable in the IM Industrial Manufacturing District. For example, a use only permitted in the IM Industrial Manufacturing District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the IM Industrial Manufacturing District is subject to DIR in this planned development district; etc. Exception: paraphernalia shop use is not allowed.

(f) Subarea 5.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

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

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

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

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]

- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Animal shelter or clinic with outside runs. *[SUP]*
- Business school.
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Temporary retail use.
- Theater.

(11) Transportation uses.

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

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

None permitted.

~~(g) Subarea 6.~~

~~(1) Agricultural uses.~~

~~Crop production.~~

~~(2) Commercial and business service uses.~~

~~Building repair and maintenance shop. [RAR]~~

~~Catering service.~~

~~Custom business services.~~

~~Electronics service center.~~

~~Feed store.~~

~~Machine or welding shop. [SUP]~~

~~Medical or scientific laboratory. [SUP]~~

~~Tool or equipment rental.~~

~~Vehicle or engine repair or maintenance. [SUP]~~

~~(3) Industrial uses.~~

~~None permitted.~~

~~(4) Institutional and community service uses.~~

~~Adult day care facility.~~

~~Cemetery or mausoleum. [SUP]~~

~~Child care facility.~~

~~Church.~~

~~College, university, or seminary.~~

~~Community service center.~~

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

~~Convent or monastery.~~

~~Foster home. [SUP]~~

~~Hospital. [SUP]~~

~~Library, art gallery, or museum.~~

~~Public or private school. [RAR]~~

~~(5) Lodging uses.~~

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

~~(6) Miscellaneous uses.~~

~~_____ None permitted.~~

~~_____ (7) Office uses.~~

~~_____ Financial institution without drive in window.~~

~~_____ Financial institution with drive in window.~~

~~_____ Medical clinic or ambulatory surgical center.~~

~~_____ Office.~~

~~_____ (8) Recreation uses.~~

~~_____ Country club with private membership.~~

~~_____ Private recreation center, club, or area.~~

~~_____ Public park, playground, or golf course.~~

~~_____ (9) Residential uses.~~

~~_____ College dormitory, fraternity, or sorority house.~~

~~_____ (10) Retail and personal service uses.~~

~~_____ Alternative financial establishment. [SUP]~~

~~_____ Ambulance service. [RAR]~~

~~_____ Animal shelter or clinic without outside runs. [RAR]~~

~~_____ Auto service center. [RAR]~~

~~_____ Business school.~~

~~_____ Car wash. [SUP]~~

~~_____ Commercial amusement (inside). [Treat as if in a CR Community
Retail District.]~~

~~_____ Commercial amusement (outside). [SUP]~~

~~_____ Commercial parking lot or garage. [RAR]~~

~~_____ Dry cleaning or laundry store.~~

~~_____ Furniture store.~~

~~_____ General merchandise or food store 3,500 square feet or less.~~

~~_____ General merchandise or food store greater than 3,500 square feet.~~

~~_____ Home improvement center, lumber, brick, or building materials
sales yard. [DIR]~~

~~_____ Household equipment and appliance repair.~~

~~_____ Mortuary, funeral home, or commercial wedding chapel.~~

~~_____ Motor vehicle fueling station.~~

~~_____ Nursery, garden shop, or plant sales.~~

~~_____ Pawnshop.~~

~~_____ Personal service uses. [Massage establishment and tattoo or body
piercing studio uses are prohibited.]~~

~~_____ Restaurant without drive in or drive through service. [RAR]~~

~~_____ Restaurant with drive in or drive through service. [DIR]~~

~~Swap or buy shop. [SUP]~~
~~Taxidermist. [SUP]~~
~~Temporary retail use.~~
~~Theater.~~
~~Vehicle display, sales, and service. [SUP]~~

~~(11) Transportation uses.~~

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

~~(12) Utility and public service uses.~~

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

~~(13) Wholesale, distribution, and storage uses.~~

~~Mini warehouse. [SUP]~~
~~Office showroom/warehouse. [SUP]~~
~~Outside storage (with visual screening). [SUP]~~
~~Recycling collection center. [RAR] (Ord. Nos. 21211; 25164; 27034; 27788; 28547; 29933; 30249)~~

SEC. 51P-366.106. ACCESSORY USES.

(a) 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.

(b) ~~In Subarea 6,~~ accessory outside display of merchandise is only permitted within 40 ~~5~~ feet of the structure housing the primary use. (Ord. Nos. 21211; 25164; 27788)

(c) The following accessory uses are not permitted:

(1) Subareas 1, 1A, 3, 4, 5, 7 & 8.

- Accessory helistop
- Accessory medical/ infectious waste incinerator
- Accessory pathological waste incinerator
- Amateur communications tower
- Day home
- General waste incinerator
- Home occupation
- Occasional sales (garage sales)
- Private stable
- Swimming pool (private)

(2) Subareas 2 & 2A.

- Accessory helistop
- Accessory medical/ infectious waste incinerator
- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Accessory pathological waste incinerator
- Amateur communications tower
- Day home
- General waste incinerator
- Home occupation
- Occasional sales (garage sales)
- Private stable
- Swimming pool (private)

SEC. 51P-366.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subareas 1, 1A, 2, 2A ~~6~~, 7, and 8.

(1) Front yard. Minimum front yard is:

- (A) 15 feet where adjacent to an expressway or a thoroughfare; and
- (B) no minimum in all other cases.

(2) Side and rear yard. Minimum side and rear yard is:

- (A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district;

(B) in Subarea 7, no minimum side or rear yard; and

(C) no side and rear yard required in all other cases.

(3) Dwelling unit density. ~~No dwelling unit density.~~

(a) Maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

<u>MAXIMUM DWELLING UNIT DENSITY</u> <u>(dwelling units per net acre)</u>		
<u>Base (No MUP)</u>	<u>MUP with Mix of 2 Categories</u>	<u>MUP with Mix of 3 Categories</u>
<u>15</u>	<u>20</u>	<u>25</u>

(4) Floor area ratio. Maximum floor area ratio is:

~~_____ (A) 0.5 for any combination of lodging, office, and retail and personal service uses; and~~

~~_____ (B) 0.75 for all uses combined.~~

(C) Maximum floor area ratio (FAR) varies depending on whether the development is a mixed use project as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two other use categories.]

	<u>I</u>	<u>II</u>	<u>III</u>	<u>IV</u>
<u>Use Categories</u>	<u>Base</u> <u>(no MUP)</u>	<u>MUP=2</u> <u>(no Res)</u>	<u>MUP=2</u> <u>(with Res)</u> <u>Res + 1</u>	<u>MUP=3</u> <u>(with Res)</u> <u>Res + 2</u>
<u>Office</u>	<u>0.8</u>	<u>0.85</u>	<u>0.9</u>	<u>0.95</u>
<u>Residential</u>	<u>0.8</u>	<u>---</u>	<u>0.95</u>	<u>0.95</u>
<u>Retail and personal</u>	<u>0.4</u>	<u>0.5</u>	<u>0.5</u>	<u>0.6</u>

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

(B) In Subarea 2A, the maximum structure height varies depending on whether the development is a mixed use project as follows:

<u>MAXIMUM STRUCTURE HEIGHT</u> <u>SUBDISTRICT 1 AND SUBDISTRICT 5</u>		
<u>Base</u> <u>(No MUP)</u>	<u>MUP with Mix</u> <u>(No Retail)</u>	<u>MUP</u> <u>(with Retail)</u>
<u>45 FT</u>	<u>60 FT</u>	<u>80 FT</u>

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

(7) Lot size. No minimum lot size.

(8) Stories. ~~Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).~~

(A) Maximum number of stories above grade is:

- (i) three when the maximum structure height is 45 feet;
- (ii) four when the maximum structure height is 60 feet; and
- (iii) Six when the maximum structure height is 80 feet.

(B) No maximum stories for parking structures.

(b) Subarea 3. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the LI Light Industrial District, as set out in Chapter 51A. Minimum side and rear yard is:

(1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side or rear yard required in all other cases.

(c) Subarea 4. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the IM Industrial Manufacturing District, as set out in Chapter 51A. Minimum side and rear yard is:

(1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side or rear yard required in all other cases.

(d) Subarea 5.

(1) Front yard. Minimum front yard is 25 feet.

(2) Side and rear yard. Minimum side yard is 25 feet. Minimum rear yard is 50 feet.

(3) Dwelling unit density. No dwelling unit density.

(4) Floor area ratio. Maximum floor area ratio is:

(A) 0.5 for any combination of lodging, office, and retail and personal service uses; and

(B) 0.75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

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

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5). (Ord. Nos. 21211; 25164; 27034; 27788; 28547; 29933; 30249)

SEC. 51P-366.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, off-street parking and loading must be provided in accordance with the Dallas Development Code, as amended.

(b) Subarea 1A. Except as provided in this subsection, any on-street parking spaces partially located within the street easement adjacent to Buckner Boulevard at Bearden Lane as shown on the development plan may be counted as a reduction of the parking requirement of the use adjacent to the on-street parking space.

(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(c) Subarea 5.

(1) For a college, university, or seminary use, off-street parking must be provided at a ratio of 0.23 parking spaces per student and employee.

(2) Surface parking is permitted in the required side and rear yards.

~~(d) Subarea 6.~~

~~_____ (1) Feed store.~~

~~_____ (A) One space per 500 square feet of retail floor area is required.~~

~~_____ (B) One space per 1,000 square feet of warehouse and storage floor area is required.~~

(2) Alternative financial establishment. One space per 200 square feet of floor area is required. (Ord. Nos. 21211; 25164; 27034; 27788; 28547)

SEC. 51P- .114. STREETScape AND SIDEWALK STANDARDS.

(a) Sidewalks required. The street and sidewalk standards of this subsection apply only to new construction or a major modification

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(3) No certificate of occupancy may be issued for new construction or a major modification until hard surface sidewalks are provided in accordance with this section.

(4) An existing sidewalk may not be used to comply with this subsection unless it meets the construction standards and the minimum unobstructed widths specified below.

(b) Minimum sidewalk widths. Sidewalks with a minimum unobstructed width of five feet must be provided along Buckner Boulevard

SEC. 51P-366.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21211; 25164)

SEC. 51P-366.110. LANDSCAPING FOR ALL SUBAREAS EXCEPT SUBAREA 7.

Except as provided in this article, landscaping must be provided in accordance with Article X.

(a) Application.

(1) ~~Parkway landscaping~~ Front yard strip landscaping provisions for Buckner Boulevard shall become applicable to a lot when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot.

(2) Site area landscaping, front yard strip landscaping, screening, and sidewalk provisions shall become applicable to a lot when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent.

(3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(b) Parkway landscaping. When parkway landscaping is approved under this article, a minimum of ~~One~~ tree at least three and one-half inches in diameter, or two trees at least one and one-half inches in diameter must be provided between the street curb and the sidewalk per 30 feet of

frontage, exclusive of driveways, visibility triangles, and accessways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(c) Front yard strip landscaping.

The landscape area provided along the entire length of the lot adjacent to Buckner Boulevard **and intersecting adjoining streets**, excluding paved surfaces at points of vehicular and pedestrian ingress and egress, must meet the following requirements:

<u>Average depth</u>	<u>Minimum depth</u>	<u>Maximum depth</u>
<u>7.5 feet</u>	<u>5 feet</u>	<u>25 feet</u>

All other streets:

<u>Average depth</u>	<u>Minimum depth</u>	<u>Maximum depth</u>
<u>5 feet</u>	<u>3 feet</u>	<u>25 feet</u>

The planting area is measured from the property line.

One large tree must be provided for every 30 linear feet of frontage.

When existing conditions prohibit planting large trees, two small trees may be substituted for each large tree with building official approval. Large trees may not be planted within fifteen feet, measured horizontally from the base center of the tree, to the closest point of an overhead utility distribution line.

Parkway landscaping. The parkway adjacent to the Property line may be used to satisfy the street tree requirements of the front yard strip landscaping subject to:

The minimum depth for front yard strip landscaping is maintained on the Property for planting requirements; and

Compliance with the landscape plan review requirements per this article.

~~(1) — The 10 foot wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:~~

~~(A) — Twenty percent of the surface must be permeable.~~

~~(B) — Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three year time period.~~

~~(C) — An underground automatic irrigation system must be provided.~~

~~(2) — Front yard strip landscaping must be approved by the director of the department of development services.~~

(d) Site area landscaping.

- (1) Except as provided in this subsection, the remainder of the lot must be landscaped in accordance with the provisions contained in Article X.
- (2) An underground automatic irrigation system must be provided.
- (3) A plant group that complies with the provisions of Section 51A-10.125(b)(7)(B) must be provided for every 35 feet of street frontage in the Landscape Enhancement Areas as shown on the development plan for Subarea 1A (Exhibit 366C).

(e) Screening.

- (1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.
- (2) On-site parking must be screened with:
 - (A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or
 - (B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.
- (3) Manufactured building sales lot and vehicle display, sales, and service uses must be screened with a minimum two and one-half-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.
- (4) Required screening of on-site parking may be used for compliance with design standard requirements.

~~(f) Sidewalks. A sidewalk with a minimum width of five feet must be provided in the 12 foot area parallel to and in back of the projected street curb. [goes in separate section]~~

(g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.

(h) General maintenance.

- (1) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.
- (2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return

them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

- ~~(i) — Points. For purposes of tabulating the number of points earned toward the minimum number required by Article X, 15 points are awarded for parkway landscaping. Ten points are awarded for required or voluntary front yard strip landscaping. Five points are awarded for the screening of on-site parking. (Ord. Nos. 21211; 25164; 28547; 29933)~~

SEC. 51P-366.110.1. LANDSCAPING FOR SUBAREA 7.

- (a) Landscaping must be provided as shown on the Subarea 7 development and landscape plan.
- (b) Plant materials must be maintained in a healthy, growing condition. (Ord. 29933)

SEC. 51P-366.111. PRIVATE LICENSE GRANTED.

- (a) The city council hereby grants a private license to each of the abutting property owners of property in the Buckner Boulevard Special Purpose District for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An abutting property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with Chapter 52 of the Dallas City Code, as amended. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.
- (b) To the extent that the provisions contained in this section conflict with the applicable licensing provisions contained in Chapter 43 of the Dallas City Code, the provisions contained in Chapter 43 are waived.
- (c) In no event shall the license granted by this section be construed to grant an easement or real property interest of any kind to the licensees. (Ord. Nos. 21211; 25164)

SEC. 51P-366.112. LANDSCAPE PLANS FOR ALL SUBAREAS EXCEPT SUBAREA 7.

- (a) A landscape plan must be submitted to and approved by the director of the department of sustainable development and construction [services] prior to the installation of landscaping required by this article.

- (b) Upon the submission of a plan for or including the installation of parkway landscaping, the director ~~[of the department of development services]~~ shall circulate it to all affected city departments and all utilities and communication companies for review and comment. If, after receiving comments from affected city departments, utilities, and communication companies, the director determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public, utility, or communications company use of the right-of-way, the director shall approve the landscape plan; otherwise, the director shall disapprove the plan.
- (c) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's ~~[of the department of development services's]~~ disapproval of a plan to install parkway landscaping on the basis that the installation of the landscaping will be inconsistent with, or will unreasonably impair the public, utility, or communication company use of the right-of-way. Required front yard strip landscaping must be planted on-site.
- (d) The approval of a plan to install parkway landscaping does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 21211; 25164; 29933)

SEC. 51P-366.113. SIGNS.

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

(b) For Subarea 1A, detached premise signs are limited to one two-sided sign on Blossom Lane and one two-sided sign on Buckner Boulevard in the areas shown on the development plan. The detached premise sign on Blossom Lane must be a monument sign and may not exceed six feet in height or 50 square feet in effective area. (Ord. Nos. 21211; 25164; 28547)

SEC. 51P-366.114. NONCONFORMING USES.

~~(a) — Subareas 1, 2, 3, 4, 5, and 8.~~

~~(1) — Existing nonconforming uses and uses made nonconforming by this article are not subject to amortization by the board of adjustment.~~

~~(2) — The right to operate a nonconforming use terminates if the nonconforming use is discontinued or remains vacant for one year or more. The board may grant a special exception to this provision only if the owner can state an extreme circumstance that demonstrates that there was not an intent to abandon the use even though the use was discontinued for one year or more.~~

~~(b) — Subarea 6.~~

~~_____ (1) The city council finds that certain nonconforming uses have an adverse effect on nearby properties. The purpose of this subsection is to eliminate these nonconforming uses and to make them comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.~~

~~_____ (2) The right to operate a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; and a nonconforming residential hotel use automatically terminates on January 13, 2011 or one year after the use became nonconforming, whichever is later.~~

~~_____ (3) An owner of a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; or a nonconforming residential hotel use may request an extension of the compliance deadline in Paragraph (2) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 30 days before the deadline in Paragraph (2). If a fee is required, the application will not be considered filed until the fee is paid. Failure to timely file a complete application for extension constitutes a waiver of the right to contest the reasonableness of the deadline in Paragraph (2).~~

~~_____ (4) Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A-4.704(a)(1)(D) in determining whether to grant the request for extension.~~

~~_____ (5) If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use automatically terminates on the deadline in Paragraph (2), or 30 days after the date of the board's decision to deny, whichever is later.~~

(c) In general. Except as otherwise provided in this section, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21211; 25164; 27788; 30249)

SEC. 51P-366.114.1

SUBAREA 1A ROADWAY IMPROVEMENTS.

(a) Before the issuance of a certificate of occupancy for a permitted use, the following must be provided:

(1) Reconstruction of the segment of Bearden Lane west of Buckner Boulevard, retaining the existing driveway connection on the north line of Bearden Lane. Eastbound Bearden Lane must provide separate left-turn and right-turn lanes at Buckner Boulevard.

(2) Signalization at Buckner Boulevard and Blossom Lane, with design and construction approved by the Director of Public Works and Transportation.

(3) Restriping Blossom Lane, providing for separate eastbound and through lanes between Buckner Boulevard and the easternmost drive approach into the Property.

(4) Drive approaches along Blossom Lane, having separate left-turn and right-turn lanes onto Blossom Lane.

(b) On-street parking along Blossom Lane is prohibited. (Ord. 28547)

SEC. 51P-366.115. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 21211; 25164; 26102)

SEC. 51P-366.116. WAIVER OF CERTAIN SUP FEES IN SUBAREA 1.

The city council waives the application fee for a specific use permit for nonconforming uses located in Subarea 1 in those cases where:

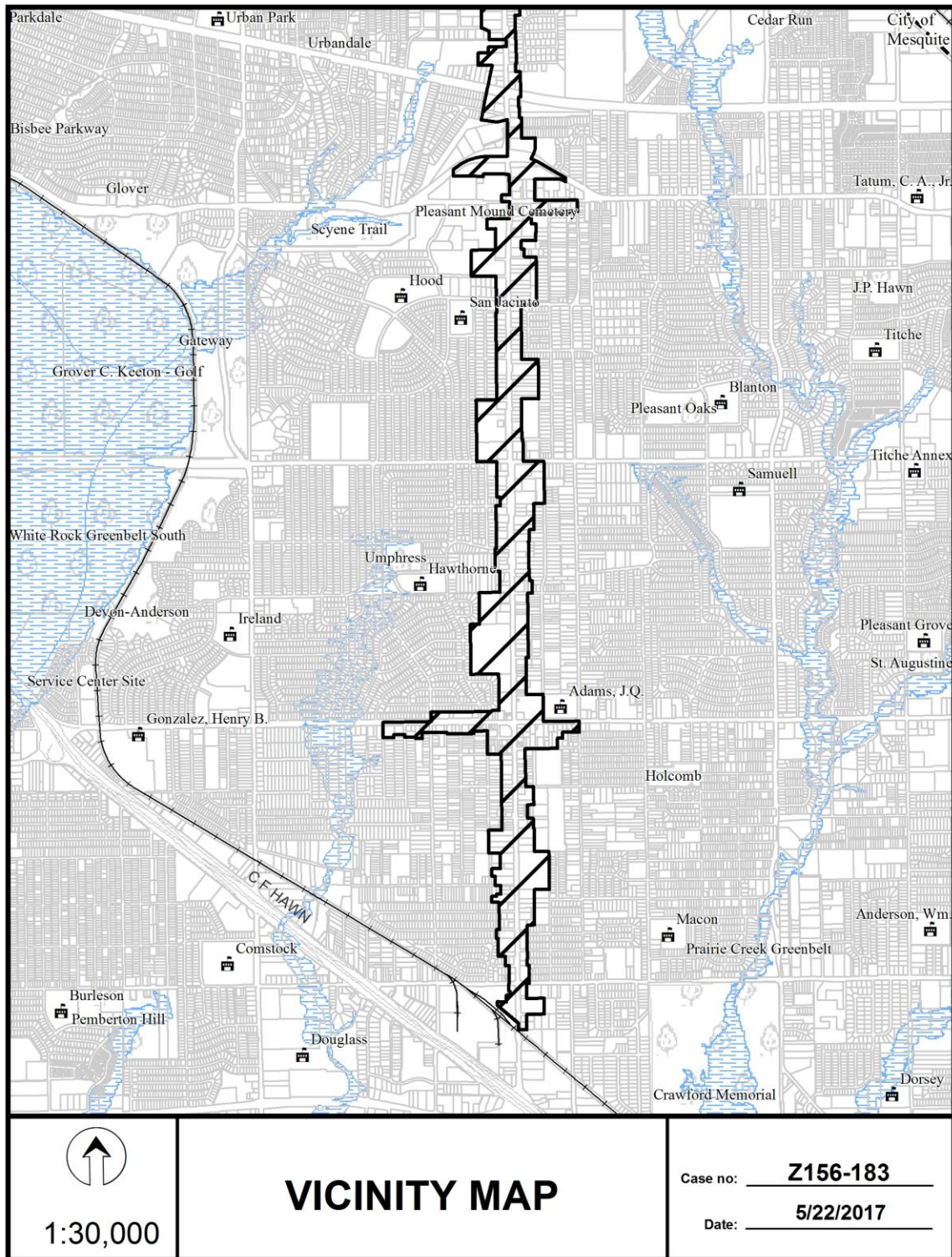
(1) the nonconforming use was existing on February 26, 1992, or made nonconforming by this article; and

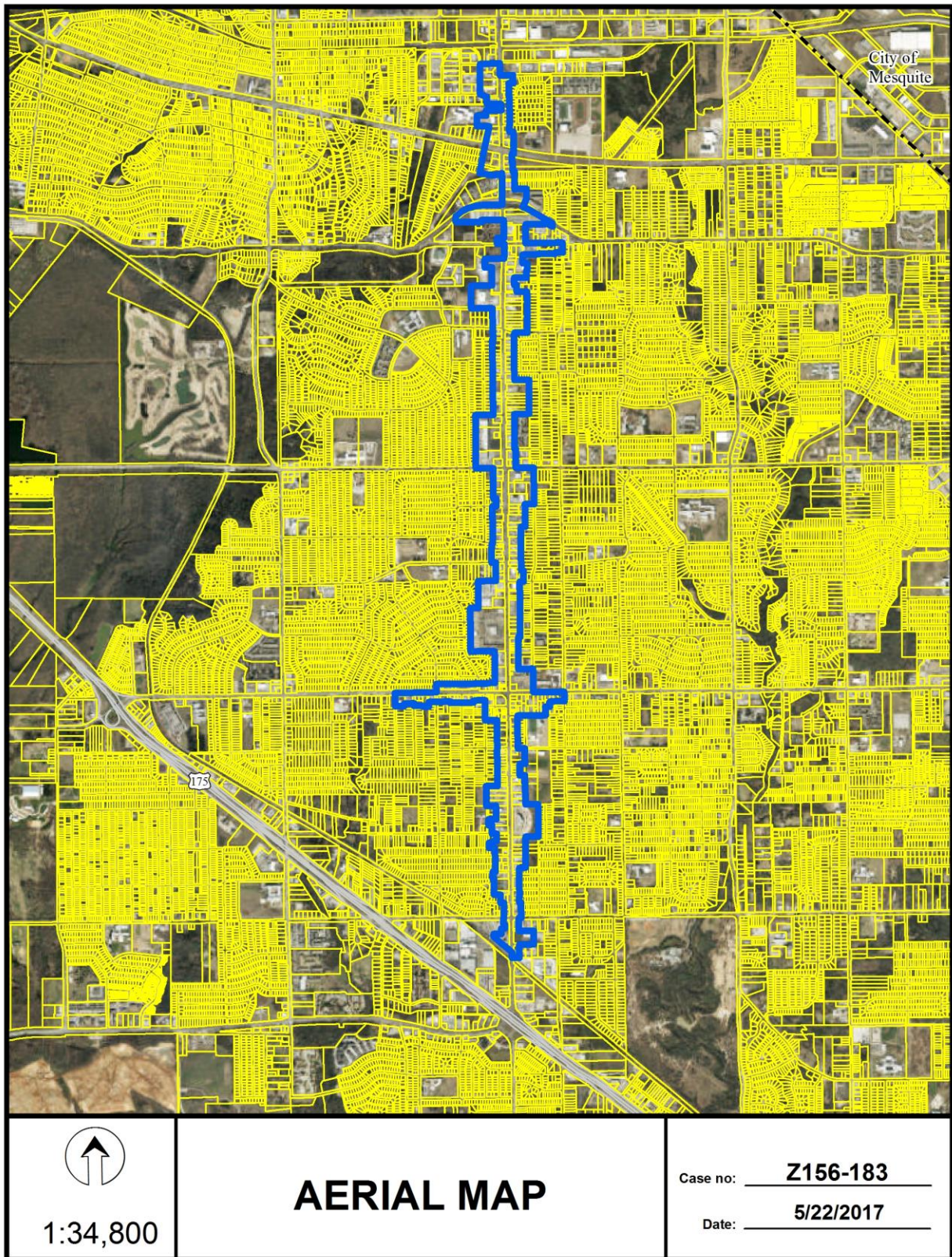
(2) upon inspection by the director of the department of code compliance or the director's designee, it is determined that the nonconforming use and the property on which it is located is in compliance with all applicable ordinances, rules, and regulations of the city other than the requirement of a specific use permit. (Ord. Nos. 21211; 25164; 26102)

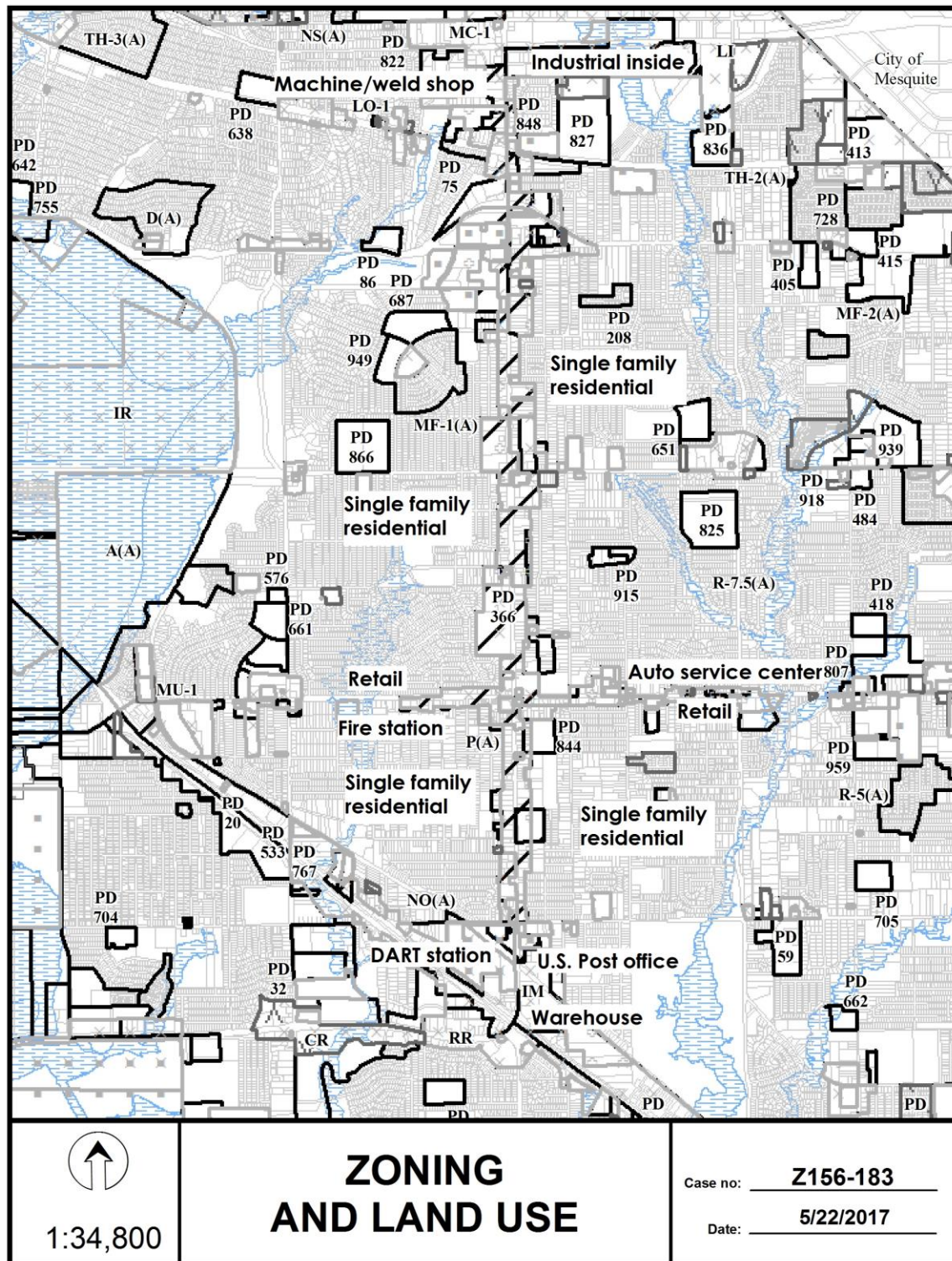
SEC. 51P-366.117. COMPLIANCE WITH CONDITIONS.

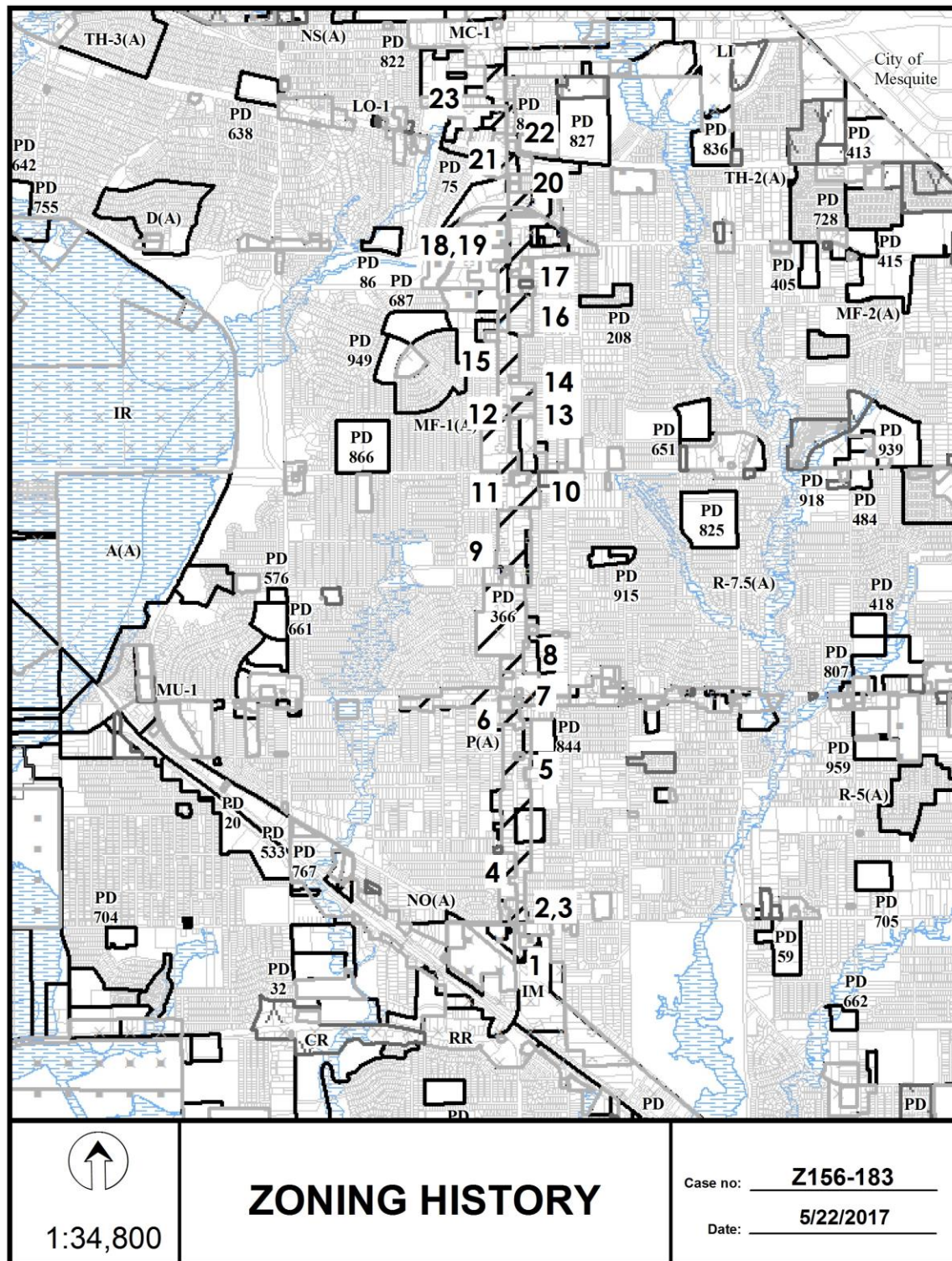
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

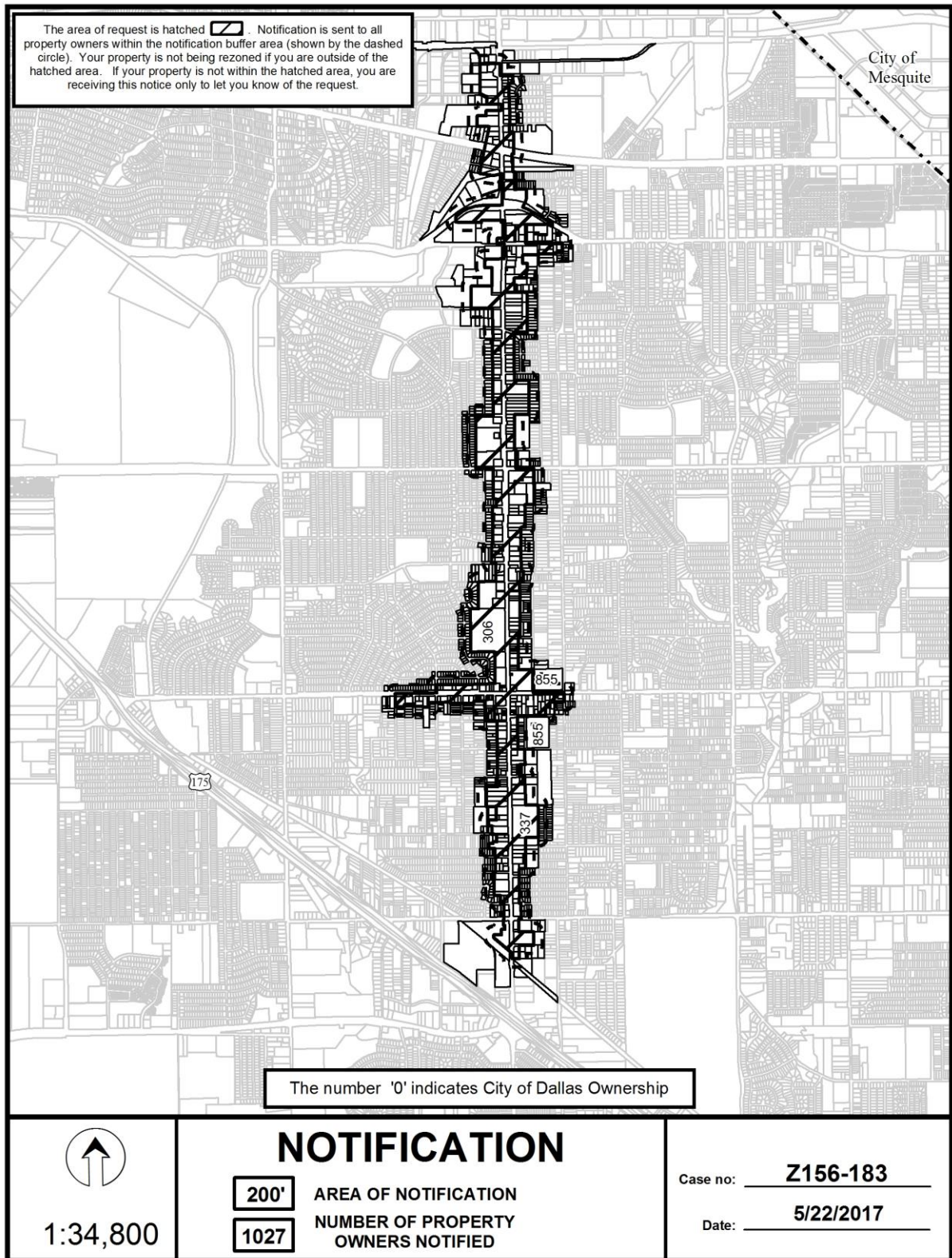
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 21211; 25164; 26102)











05/22/2017

Notification List of Property Owners
Z156-183

1027 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4001 S BUCKNER BLVD	THOMAS MICHAEL L &
2	3949 S BUCKNER BLVD	MUNDO TILE LTD
3	3827 S BUCKNER BLVD	BUCKNER PAINT & BODY CORP
4	3821 S BUCKNER BLVD	ELDRIGE DAVID G
5	3811 S BUCKNER BLVD	ELDRIDGE DAVID G
6	3803 S BUCKNER BLVD	SAMIR INC
7	8019 MILITARY PKWY	RATHBURN WILLIAM F
8	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
9	9999 NO NAME ST	UNION PACIFIC RR CO
10	8050 SCYENE RD	CEMETERY
11	3701 S BUCKNER BLVD	TEXAS UTILITIES ELEC CO
12	8008 MILITARY PKWY	LINSKI DALLAS HOLDINGS LLC
13	3717 S BUCKNER BLVD	ALWAN CORP
14	3625 S BUCKNER BLVD	MEZA JESUS
15	2707 S BUCKNER BLVD	NASSER INVESTMENTS INC
16	2635 S BUCKNER BLVD	NGUYEN LONG TUONG
17	2645 S BUCKNER BLVD	STOUT WAREHOUSE PARTNERS LP
18	2615 S BUCKNER BLVD	CARRILLO FUNERAL DIRECTORS INC
19	2603 S BUCKNER BLVD	ALEMAN PROPERTIES INVESTMENT LLC
20	2543 S BUCKNER BLVD	OLIVARES MARTIN
21	2537 S BUCKNER BLVD	ALMASS INVESTMENT GROUP LP
22	2531 S BUCKNER BLVD	MARTINEZ JUAN J & IRMA G
23	2523 S BUCKNER BLVD	MARTINEZ JUAN J & IRMA G
24	2501 S BUCKNER BLVD	CNB REAL ESTATE
25	2423 S BUCKNER BLVD	ALMASS INVESTMENT GROUP LP
26	2405 S BUCKNER BLVD	QAREM FADI

05/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2327 S BUCKNER BLVD	HALL NANCY MARIE
28	2323 S BUCKNER BLVD	SILVERSTONE VENTURE CAPITAL LLC
29	2109 S BUCKNER BLVD	EASTERN COLUMBIA ASSO LLC
30	2253 S BUCKNER BLVD	JOEDE LEASING INC
31	7900 CORDELL DR	KRS PARTNERSHIP LTD
32	2223 S BUCKNER BLVD	KRS PARTNERSHIP LTD
33	2215 S BUCKNER BLVD	ARCHLAND PROPERTY II LP
34	2112 S BUCKNER BLVD	MIRIAM BRUTON
35	8117 BARCLAY ST	DELMENDO FAMILY TRUST THE
36	2424 S BUCKNER BLVD	ADLEY RON TR &
37	2414 S BUCKNER BLVD	PALOMA ISABELA INVESTMENTS INC
38	2336 S BUCKNER BLVD	TNS INVESTMENTS LTD
39	2328 S BUCKNER BLVD	OLARTE JOVANNI JOSE MICLOS
40	2320 S BUCKNER BLVD	HERNANDEZ ALFREDO
41	2312 S BUCKNER BLVD	SILVA DONACIANO
42	2306 S BUCKNER BLVD	VALADEZ AGUSTIN JAIME
43	2300 S BUCKNER BLVD	DEL REY PARTNERS LLC
44	2264 S BUCKNER BLVD	MTX NOOR REAL ESTATE LLC
45	2248 S BUCKNER BLVD	ADELPHI GROUP LTD
46	2244 S BUCKNER BLVD	BRIAN L HOCHSTEIN LLC
47	2240 S BUCKNER BLVD	S & H LIFE LLC
48	2230 S BUCKNER BLVD	PETERSON BOBBY
49	2226 S BUCKNER BLVD	A & H REAL PPTIES
50	2206 S BUCKNER BLVD	ROSEFF LLC
51	2618 S BUCKNER BLVD	2618 SB LTD
52	2614 S BUCKNER BLVD	ENGLISH FAMILY LTD PS
53	2608 S BUCKNER BLVD	ALBITER BENITO
54	2530 S BUCKNER BLVD	J T REALTY INC
55	2522 S BUCKNER BLVD	TEXAS AUTOMASTERS CORP
56	2514 S BUCKNER BLVD	2120 24 MS LTD
57	2506 S BUCKNER BLVD	LCG BUCKNER COMMONS LLC

05/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2438 S BUCKNER BLVD	BUCKNER INVESTMENTS LLC
59	2810 S BUCKNER BLVD	CHEVEZ YAMIL A & ROSA
60	2742 S BUCKNER BLVD	THOMPSON BILLY C
61	2730 S BUCKNER BLVD	PRUITT JEFFERY J
62	2702 S BUCKNER BLVD	RSVG HOLDING LLC
63	2762 S BUCKNER BLVD	FLORES WALFRE
64	8138 BEARDEN LN	CHAVEZ JESUS C &
65	2942 S BUCKNER BLVD	HEAVER PROPERTIES LIMITED
66	2952 S BUCKNER BLVD	MONA & NADA CORPORATION
67	8127 BEARDEN LN	MATA EDGAR
68	8106 SCYENE RD	ZUNIGA CLAUDIA Y
69	2940 S BUCKNER BLVD	MITCHELL WILLIAM J &
70	8238 SCYENE RD	TORRES ATILANO
71	2953 PLEASANT DR	PEDRAZA JUAN C
72	8232 SCYENE CIR	TRAN GARAGE COMPANY
73	8202 SCYENE RD	PHILPOT JOHNNY RAY SR
74	2946 LOLITA DR	CHIHUAHUA JOSE MANUEL
75	8226 SCYENE RD	ENSERCH CORP
76	8149 SCYENE RD	WIMBERLY JOANNE
77	8117 SCYENE RD	JACKSON WILLIE RAY
78	3118 S BUCKNER BLVD	UGWONALI FELIX C &
79	3806 S BUCKNER BLVD	BARAKAT MAHMOUND
80	3760 S BUCKNER BLVD	OMAR OMAR
81	3608 S BUCKNER BLVD	4 CUSTOM WHEELS & TIRES INC
82	3946 S BUCKNER BLVD	ADHAM ABDALLAH & HANA
83	3930 S BUCKNER BLVD	GALAVIZ ROSA M
84	3922 S BUCKNER BLVD	WARNER WILLIAM JAMES
85	3900 S BUCKNER BLVD	PRYOR JOHN T & DONNA M
86	2416 FONVILLE DR	MECCA APRIL INC
87	8100 HOYLE AVE	CONTINENTAL ELECTRONICS
88	4024 S BUCKNER BLVD	S & W JOINT VENTURE

05/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4022 S BUCKNER BLVD	HURLEY R B
90	4014 S BUCKNER BLVD	RAWLINS JOE A
91	1939 S BUCKNER BLVD	ALMASS INVEST GROUP LP
92	1929 S BUCKNER BLVD	BROWN SHAWN MICHAEL
93	1944 SHORTAL DR	FREED RICHARD WILLIAM
94	1907 S BUCKNER BLVD	ARMCO INSURANCE AGENCY
95	1731 S BUCKNER BLVD	ROSHANI ENTERPRISES INC
96	1709 S BUCKNER BLVD	HAWKINS MARTHA ANN
97	1705 S BUCKNER BLVD	LG BUCKNER EZ LLC
98	8032 UMPHRESS RD	GARZA EDUARDO & ADRIANA M
99	1811 S BUCKNER BLVD	ALAM JAVED
100	8025 UMPHRESS RD	COLEMAN VIKKI R
101	1801 S BUCKNER BLVD	KENTUCKY FRIED CHICKEN
102	1801 S BUCKNER BLVD	ADAMS DANIEL D ETAL
103	1819 S BUCKNER BLVD	LIVAY LLC
104	8018 TILLMAN ST	SHORT WILLIE R
105	8040 BRUTON RD	BRUTON JEFF B TESTAMENTARY TRUST
106	2029 S BUCKNER BLVD	K & O INVESTMENTS INC
107	2005 S BUCKNER BLVD	LIU CHIKUANG & FENGCHIAO
108	2017 S BUCKNER BLVD	ISACKSON WILLIAM CO
109	2025 S BUCKNER BLVD	RASANSKY ELI M
110	8017 LAKE JUNE RD	SHIDID TERESA TRUSTEE &
111	1309 S BUCKNER BLVD	HINDI AMGAD HAMED &
112	1311 S BUCKNER BLVD	SANTOS GUADALUPE &
113	8011 LAKE JUNE RD	RODRIGUEZ ROBERTO & ALMA
114	8007 LAKE JUNE RD	RODRIGUEZ ROBERTO &
115	8005 LAKE JUNE RD	L F MARTINEZ INC
116	8027 LAKE JUNE RD	SHIDID SOLOMON TR &
117	1301 S BUCKNER BLVD	YOUSEF ABDALLA ETAL
118	8003 LAKE JUNE RD	CRISTO LA ROCA
119	7807 LAKE JUNE RD	ESTRADA RAUL

05/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7805 LAKE JUNE RD	DIAZ JUAN
121	7857 LAKE JUNE RD	MARTINEZ MILAGRO ET AL
122	7843 LAKE JUNE RD	LOPEZ DE LIRA ENTERPRISES
123	543 S BUCKNER BLVD	POE TOMMY W &
124	551 S BUCKNER BLVD	MUELLER PROPERTIES LTD
125	8029 WES HODGES RD	NOTE ONE AUTO SALES INC
126	8020 WES HODGES RD	JUMA REAL ESTATE L P
127	509 S BUCKNER BLVD	MCDANIEL TED
128	701 S BUCKNER BLVD	BEVRO PROPERTIES LP
129	623 S BUCKNER BLVD	JOE DONIBHOOS FAMILY RENTAL INC
130	8006 JACOBIE BLVD	GAGE CATHY &
131	603 S BUCKNER BLVD	CHILDRESS DORIS FAMILY LP
132	615 S BUCKNER BLVD	CLASEN ROBERT KEITH
133	8002 RAYVILLE DR	ESCANDON GONZALO &
134	565 S BUCKNER BLVD	BJ DAVIS INVESTMENTS, LTD
135	845 S BUCKNER BLVD	WAY OF TRUTH CHURCH INC THE
136	829 S BUCKNER BLVD	MAYHALL JAMES & JANE
137	805 S BUCKNER BLVD	SANCHEZ MARTIN R
138	733 S BUCKNER BLVD	TING RYAMEI
139	731 S BUCKNER BLVD	JCRB BUCKNER REALTY LP
140	8016 ROSEMONT RD	LOPEZ ROSA E
141	7628 LAKE JUNE RD	VARGAS JUAN &
142	7714 LAKE JUNE RD	BEW FINANCING LP
143	7720 LAKE JUNE RD	MONTGOMERY MARIE
144	7738 LAKE JUNE RD	MONTGOMERY JOHN HENRY
145	7822 LAKE JUNE RD	SUPER MERCADO MEXICO
146	7800 LAKE JUNE RD	PLSNT GROVE MORTUARY ETAL
147	1227 S BUCKNER BLVD	GOTTLIEB BUCKNER BLVD DRUGSTORE LLC
148	7828 LAKE JUNE RD	MARTINEZ FERNANDO &
149	7834 LAKE JUNE RD	MARTINEZ FERNANDO &
150	7840 LAKE JUNE RD	GAYTAN LUIS &

05/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7900 LAKE JUNE RD	ROSALES MARTIN & THELMA
152	7912 LAKE JUNE RD	LOPEZ HECTOR & SONIA
153	7922 LAKE JUNE RD	ROSALES THELMA
154	7928 LAKE JUNE RD	GRACIANO ARTURO & ALMA
155	7930 LAKE JUNE RD	MARTINEZ RAUL & LETICIA
156	8000 LAKE JUNE RD	JPVOS PROPERTIES LLC
157	8002 LAKE JUNE RD	VOSBURG PATRICK F &
158	8014 LAKE JUNE RD	MONTOYA LUPE
159	1227 WORLD STORE PL	SLP VILLA INC
160	8000 TRADE VILLAGE PL	SILVA JUAN J &
161	8004 TRADE VILLAGE PL	SILVA JUAN J & EMIGDIA C
162	8010 TRADE VILLAGE PL	SARAZUA NICOMEDES
163	8018 TRADE VILLAGE PL	QUINTERO BERTHA LIDIA
164	8001 LOMA GARDEN AVE	BALTAZAR BRENDA SILVERIO &
165	8009 LOMA GARDEN DR	BALTAZAR MARIA SANTOS & FILBERTO
166	8025 LOMA GARDEN DR	ARELLANO JOSE
167	8025 LOMA GARDEN DR	QUINTERO BERTHA LIDIA
168	8021 LOMA GARDEN DR	QUINTERO BERTHA
169	1221 S BUCKNER BLVD	FLORES GUADALUPE F &
170	1217 S BUCKNER BLVD	MARTINEZ FERNANDO &
171	1209 S BUCKNER BLVD	MARTINEZ FERNANDO &
172	1142 GARDENVIEW DR	GEMACK INCORPORATED
173	1135 S BUCKNER BLVD	BUCKNER S K INVESTMENTS INC
174	1124 GARDENVIEW DR	ACE MANOR PROPERTY MGMT I LTD
175	1105 S BUCKNER BLVD	OCAMPO MARIA M
176	1045 S BUCKNER BLVD	MCALEXANDER PROPERTIES LLC
177	1025 S BUCKNER BLVD	MARTINEZ MARIA E
178	1015 S BUCKNER BLVD	CAMACHO JAVIER &
179	1011 S BUCKNER BLVD	CONTRERAS JOSE H &
180	8023 DELL GARDEN AVE	CONTRERAS JOSE H
181	1001 S BUCKNER BLVD	NGUYEN QUOC PHU & HA THI THU

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	953 S BUCKNER BLVD	MONTOYA VICKIE P &
183	941 S BUCKNER BLVD	PUBLIC AUTOS LTD
184	905 S BUCKNER BLVD	MEI INVESTMENTS LP
185	1402 S BUCKNER BLVD	BUCKNER S INVESTMENTS INC
186	1418 S BUCKNER BLVD	JDC HEALTHCARE MANAGEMENT LLC
187	1434 S BUCKNER BLVD	PRENGLER HERSCHEL
188	1436 S BUCKNER BLVD	MARTINEZ MARIBEL
189	1330 S BUCKNER BLVD	CHANTILIS FRANCES B
190	1340 S BUCKNER BLVD	SEO BOU GUNG &
191	1432 S BUCKNER BLVD	F & S PROPERTIES LLC
192	1442 S BUCKNER BLVD	JDBM TEXAS LLC
193	1336 S BUCKNER BLVD	LEE CHY D
194	1310 S BUCKNER BLVD	R G M EAGLE INC
195	1424 S BUCKNER BLVD	DIAZ ROBERTO
196	1400 S BUCKNER BLVD	SEO BOU GUNG & IN HYUN AN
197	1654 S BUCKNER BLVD	KLOEBER PROPERTIES LTD
198	1642 S BUCKNER BLVD	VILLEGAS VICTOR & MA GUADALUPE
199	1638 S BUCKNER BLVD	HALLE PROPERTIES LLC
200	1630 S BUCKNER BLVD	SANCHEZ MARTIN JR
201	1624 S BUCKNER BLVD	SANCHEZ DELORES MARIA &
202	1536 S BUCKNER BLVD	NEWTEX REALTY LP
203	1520 S BUCKNER BLVD	GROVE STATE BANK
204	1508 S BUCKNER BLVD	ORTEGA RAFAEL &
205	1802 S BUCKNER BLVD	CERVANTES EDGAR
206	1838 S BUCKNER BLVD	TRINITY SAVINGS
207	1905 CONNER DR	PRESLEY JUDY
208	1918 S BUCKNER BLVD	SCHNEITER KURT B & LISA TR
209	1922 S BUCKNER BLVD	KECHEJIAN CAPITAL L P
210	1942 S BUCKNER BLVD	ELLIS DANNY
211	1952 S BUCKNER BLVD	DORKARI MARK
212	1948 S BUCKNER BLVD	SALAZAR MARCIAL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2010 S BUCKNER BLVD	2010 BUCKNER LLC
214	2010 S BUCKNER BLVD	CAPPS PATRICIA RUTH W
215	8124 LAKE JUNE RD	REALEINS PROPERTIES LTD
216	8131 MADDOX AVE	ENNIS ELECTRIC SERVICE
217	1214 S BUCKNER BLVD	MADDOX STREET INVESTMENTS INC
218	8204 LAKE JUNE RD	GROOM FAMILY LP
219	8205 MADDOX AVE	BANDA JOE
220	8142 LAKE JUNE RD	HISPANIC SERVICES
221	1234 S BUCKNER BLVD	FRIS CHKN LLC % CAJUN OPERATING CO
222	8126 LAKE JUNE RD	NEKAN ACCOUNTING
223	8107 MADDOX AVE	WHITE MICHAEL J &
224	1200 S BUCKNER BLVD	J & A MENDEZ INC
225	1212 S BUCKNER BLVD	ALAM JAVED
226	8115 MADDOX AVE	MORA ADELE GARZA
227	8252 LAKE JUNE RD	GONZALEZ DELIA
228	8240 LAKE JUNE RD	GAMEZ JOSE A
229	8240 LAKE JUNE RD	ZEMAG FAMILY LTD PS
230	8215 MADDOX AVE	MORA JOSE
231	8224 LAKE JUNE RD	MONTOYA MIGUEL
232	8222 LAKE JUNE RD	MORA JONATHAN
233	8214 LAKE JUNE RD	HERNANDEZ JOSE S &
234	8209 MADDOX AVE	PUYEAR EDDIE D & TERESA
235	1150 S BUCKNER BLVD	GRIFFS OF AMERICA INC
236	1132 S BUCKNER BLVD	PATTERSON LEOPOLD &
237	1120 S BUCKNER BLVD	OCAMPO O MARIA M O
238	1114 S BUCKNER BLVD	PATTERSON LEOPOLD &
239	1110 S BUCKNER BLVD	PATTERSON LEOPOLD & CAROLYN
240	920 S BUCKNER BLVD	CHILDRESS DENNIS KEITH JR
241	928 S BUCKNER BLVD	GRG PROPERTIES INC
242	944 S BUCKNER BLVD	LARCK PPTIES LTD
243	1024 S BUCKNER BLVD	MARTINEZ JOSE J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1034 S BUCKNER BLVD	BAZALDUA JUAN J
245	1012 S BUCKNER BLVD	BROCKER GEORGE M
246	1018 S BUCKNER BLVD	MEDINA MARIA
247	1002 S BUCKNER BLVD	MEDINA MARIA &
248	1006 S BUCKNER BLVD	MEDINA MARIA
249	8115 DELL GARDEN AVE	MEDINA MARIA C
250	634 S BUCKNER BLVD	WILLIAMS EVALYNN A
251	634 S BUCKNER BLVD	HALO DEVELOPMENT INC
252	700 S BUCKNER BLVD	RICHESON DONALD E
253	712 S BUCKNER BLVD	TAPIA RICARDO &
254	538 S BUCKNER BLVD	JACKSON AMY &
255	528 S BUCKNER BLVD	CRAWFORD JUANITA IMOGENE
256	570 S BUCKNER BLVD	HP MVP HOLDING COMPANY LLC
257	426 S BUCKNER BLVD	PREECE & PREECE INC
258	400 S BUCKNER BLVD	WHATS HOT FUND WORLD LTD &
259	316 S BUCKNER BLVD	U S POSTAL SERVICE
260	4105 S BUCKNER BLVD	PENA GERARDO DE LA
261	4300 S BUCKNER BLVD	POINTS RONALD GILBERT
262	8020 HEINEN DR	POINTS RONALD
263	4131 S BUCKNER BLVD	SNEED JAMES W
264	3921 S BUCKNER BLVD	GORDON R HOLT TRUSTEE
265	3909 S BUCKNER BLVD	WILBERT FUNERAL SERVICES INC
266	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
267	8008 NORVELL DR	LINSK DALLAS HOLDINGS LLC
268	3241 S BUCKNER BLVD	ACCESS-BUCKNER LTD
269	3003 S BUCKNER BLVD	EAST BENGAL CORP
270	2827 S BUCKNER BLVD	WAL MART REAL ESTATE BUSINESS TRUST
271	2517 S BUCKNER BLVD	RUVALCABA RAMON & GILMA &
272	2313 S BUCKNER BLVD	KUMAR VILAS
273	2101 S BUCKNER BLVD	PLS PPTY MGMT OF TX LP
274	2222 S BUCKNER BLVD	CHANDLER BILLY EARL JR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	2630 S BUCKNER BLVD	TABU PROPERTY I LLC
276	2814 S BUCKNER BLVD	ZIGMA REALTY LLC
277	2820 S BUCKNER BLVD	BELTLINE INVESTMENTS LLC
278	2760 S BUCKNER BLVD	OREILY AUTO ENTERPRISES LLC
279	2658 S BUCKNER BLVD	RSVG HOLDING LLC
280	2722 S BUCKNER BLVD	BUENA REDELVEOPMENT LLC
281	8116 SCYENE RD	LEWIS PAUL C
282	8207 SCYENE RD	FORD ROBERT L
283	2842 S BUCKNER BLVD	HUDSON REAL ESTATE 1 & 2 LLC
284	2904 S BUCKNER BLVD	FREEMAN WILLIAM R
285	2930 S BUCKNER BLVD	FWP BUCKNER BLVD TX LLC
286	2926 S BUCKNER BLVD	ALDI LLC
287	8119 BEARDEN LN	TURNER TRAVIS &
288	2902 S BUCKNER BLVD	PAN LIANYA &
289	3004 S BUCKNER BLVD	FIREBRAND PROPERTIES LP
290	3110 S BUCKNER BLVD	FIRST CASH LTD
291	3210 S BUCKNER BLVD	SH 708-716 LLC
292	3230 S BUCKNER BLVD	HERNANDEZ TERESA
293	3402 S BUCKNER BLVD	TACP DCREEK LP
294	3510 S BUCKNER BLVD	DUKE & SONS INC
295	3424 S BUCKNER BLVD	YARA GROUP LLC
296	3814 S BUCKNER BLVD	OMAR OMAR
297	3914 S BUCKNER BLVD	BAINBRIDGE JEAN
298	1825 S BUCKNER BLVD	GARCIA ADLAY U
299	1955 S BUCKNER BLVD	TACO BELL OF AMERICA INC
300	1837 S BUCKNER BLVD	ULMER MICHAEL
301	1343 S BUCKNER BLVD	PVP NWC BUCKNER & LAKE JUNE LLC
302	1639 S BUCKNER BLVD	1639 BUCKNER PLAZA LLC
303	1685 S BUCKNER BLVD	KRUGER PAUL W & CUI YE LEE
304	1625 S BUCKNER BLVD	REISBERG FRED INV LTD
305	1605 S BUCKNER BLVD	COMMERCIAL NATIONAL BANK

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	1503 S BUCKNER BLVD	PLEASANT GROVE SHPPG CTR
307	1401 S BUCKNER BLVD	THREE STAR GROUP LLC THE
308	8008 ELAM RD	DALLAS AREA RAPID TRANSIT
309	815 S BUCKNER BLVD	SANCHEZ MARTIN
310	7706 LAKE JUNE RD	BEW FINANCING INC
311	7810 LAKE JUNE RD	GOODWILL INDUSTRIES OF
312	1207 S BUCKNER BLVD	LOMBARD FINANCIAL SERVICES LP
313	1115 S BUCKNER BLVD	MARSAW CARLA D
314	1021 S BUCKNER BLVD	SALAZAR MARCIAL
315	1310 S BUCKNER BLVD	CIRCLE K STORES INC
316	1734 S BUCKNER BLVD	DUKMIN INC
317	1910 S BUCKNER BLVD	WENDYS PROPERTIES LLC
318	8127 STONEHURST ST	PARVEZ SHARMEEN &
319	8123 STONEHURST ST	TEXAS PRIDE 1
320	8121 STONEHURST ST	MENDOZA JUAN RUIZ
321	1723 CONNER DR	CISNEROS DOMINGO H &
322	1722 S BUCKNER BLVD	LOZANO REYNALDO
323	1718 S BUCKNER BLVD	PEP BOYS MANNY MOE & JACK
324	1735 CONNER DR	ZUNIGA TERESA & JOSE LUIS
325	1830 S BUCKNER BLVD	CKP PROPERTIES LLC
326	1710 S BUCKNER BLVD	PEP BOYS MANNY MOE & JACK
327	9003 S BUCKNER BLVD	MENDOZA JUAN RUIZ
328	1932 S BUCKNER BLVD	FREEDOM 2011 REAL ESTATE GROUP LLC
329	2050 S BUCKNER BLVD	MORRIS OPTIMUS INVESTMENTS LLC
330	8140 BRUTON RD	MARQUEZ DANIEL & LAURA
331	1250 S BUCKNER BLVD	REALEINS PROPERTIES LTD
332	8210 LAKE JUNE RD	BELTRAN JUAN EDGARDO
333	1136 S BUCKNER BLVD	NOTTINGHAM PHIL
334	1102 S BUCKNER BLVD	M J AUTO SALES INC
335	1044 S BUCKNER BLVD	SUHANI CORP INC
336	630 S BUCKNER BLVD	MOFFETT JERRY & NELDA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	802 S BUCKNER BLVD	DALLAS COUNTY COMMUNITY
338	578 S BUCKNER BLVD	MARTINEZ MILTON
339	8106 WES HODGES RD	LEAL ALFREDO LAMAS
340	606 S BUCKNER BLVD	FIRST CASH LTD
341	440 S BUCKNER BLVD	KASH INVESTORS GROUP LLC
342	4307 S BUCKNER BLVD	PANNELL TIMOTHY
343	4120 CEDAR LAKE DR	ABC REALTY HOLDINGS LLC
344	7930 HEINEN DR	JLK LTD
345	8020 CARR ST	HEINEN LLC
346	7924 CARR ST	PARKER ENTERPRISES
347	8003 MILITARY PKWY	BLOUNT GRADY DWAYNE
348	8003 MILITARY PKWY	KING SHIRLEY A
349	7929 MILITARY PKWY	DAVIS W O REALTY LP
350	7923 MILITARY PKWY	SILVA SOTERO
351	7915 MILITARY PKWY	GOMEZ OSWALDO
352	3810 CEDAR LAKE DR	EXPONENTIAL MANAGEMENT LLC
353	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
354	8004 SCYENE RD	HERITAGE FUNERAL HOME &
355	2874 PRICHARD LN	NOTTINGHILL GATE HILLSIDE
356	3151 S BUCKNER BLVD	PLEASANT MOUND CEMETERY
357	7801 SCYENE RD	CONGREGATION TIFERET
358	7851 SCYENE RD	TEMPLO DE DIOS
359	8004 SCYENE RD	PLEASANT MOUND CEM ASSOC
360	7916 MILITARY PKWY	AVILES OSCAR ETAL
361	7920 MILITARY PKWY	GALVEZ SANTOS G
362	7924 MILITARY PKWY	DUNCAN DORIS ANN
363	7928 MILITARY PKWY	BARRIENTOS TERESA &
364	7929 NORVELL DR	MARTINEZ ARMANDO &
365	7925 NORVELL DR	BARRIENTOS GERARDO &
366	7921 NORVELL DR	DUNCAN JUANITA
367	7917 NORVELL DR	DUNCAN JIMMY W

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	7928 NORVELL DR	VESS DAVID
369	7924 NORVELL DR	VERA JUAN & MARIA T
370	7920 NORVELL DR	GRIMALDO LUCIA J
371	7912 NORVELL DR	CUEVAS JOEL &
372	3505 S BUCKNER BLVD	TRIANGLE SNF LTD
373	7000 SCYENE CIR	BUCKNER SCYENE SNF LTD
374	7926 BLOSSOM LN	LOCHHEAD RANDY A
375	8014 BLOSSOM LN	DEJESUSLOPEZ JEHOVA
376	8006 BLOSSOM LN	SMITH EVELYN E GILMORE &
377	7934 BLOSSOM LN	PUENTE ESMERALDA
378	7935 HUME DR	REYNA JUAN &
379	8015 HUME DR	LUCERO LUIS A
380	8001 HUME DR	JIMENEZ BEVERLY
381	8006 HUME DR	SANDERSON WILLIAM MEADOR
382	7946 HUME DR	HERNANDEZ ANGELA
383	2500 FONVILLE DR	RAMIREZ MELECIO SAUCEDO
384	2506 FONVILLE DR	REYNOSO JOSE M
385	2516 FONVILLE DR	REYNOSO JOSE
386	2522 FONVILLE DR	CASTILLO MARIA
387	2530 FONVILLE DR	DROPELA HARRY E
388	2536 FONVILLE DR	BAKER LURIA V EST OF
389	2542 FONVILLE DR	CASTILLO MARIA ASUNCION
390	2604 FONVILLE DR	DEPERDOMO VIRGINIA
391	2610 FONVILLE DR	HUERTA MARTIN & MARIA
392	2616 FONVILLE DR	LEIJA HECTOR
393	2622 FONVILLE DR	RAMIREZ CAMILO
394	2300 FONVILLE DR	DELGADO ENRIQUE F &
395	2310 FONVILLE DR	SILVA MARICELA &
396	2316 FONVILLE DR	ALVARADO JAVIER E
397	2322 FONVILLE DR	ALFAN MARLENE &
398	2328 FONVILLE DR	GUZMAN JERONIMO & MARIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	2404 FONVILLE DR	GONZALEZ ZENON &
400	2410 FONVILLE DR	GALLARDO ERASMO
401	2422 FONVILLE DR	PINEDA JAIME
402	2432 FONVILLE DR	GONZALEZ MARTIN R
403	2317 FONVILLE DR	ZEPEDA ARTURO & MARIA DEL SOCORRO
404	2311 FONVILLE DR	ARMAS NERY &
405	2301 FONVILLE DR	RAMIREZ PEDRO & JUANA ABRAHANA
406	8129 BRUTON RD	LEAL RUBEN R
407	8128 BARCLAY ST	ELDEN GORDON W
408	8127 BRUTON RD	DIAZ JESUS JR
409	8121 BRUTON RD	HANDMADE FOODS INC M
410	2423 LOLITA DR	MA PARTNERS 3
411	2413 LOLITA DR	MA ST PARTNERS 4
412	2419 LOLITA DR	ALEMAN MARIA DEL CARMEN &
413	2411 LOLITA DR	RIOS CESAR ADRIAN ARAGON
414	2401 LOLITA DR	CRUZ HORTENCIA
415	2331 LOLITA DR	CHUDEJ JOHNNIE
416	2323 LOLITA DR	CHUDEJ JOHN M &
417	2317 LOLITA DR	NOSKA ROSA TRUSTEE
418	2311 LOLITA DR	LOPEZ JUAN
419	2305 LOLITA DR	ROSARIO ADELINA
420	2267 LOLITA DR	MARTINEZ ELSA C
421	2263 LOLITA DR	NAPOLI DEBBIE L
422	2255 LOLITA DR	LICEA MA GUADALUPE E
423	2249 LOLITA DR	MEDINA ESCOLASTICA
424	2115 LOLITA DR	CRUZ CARLOS &
425	8163 BRUTON RD	BRUTON
426	8159 BRUTON RD	MATN PARTNERS 1
427	8153 BRUTON RD	ALTAMIRANO MANUEL ALBERTO
428	8149 BRUTON RD	AVILA AGUSTIN
429	8157 CAVALIER CIR	MAGANA FELIX

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430	8153 CAVALIER CIR	NAVARRETE SANDRA
431	8147 CAVALIER CIR	AGUILAR ARTEMIO
432	8143 CAVALIER CIR	LPP MORTGAGE LTD
433	8137 CAVALIER CIR	THOMPSON LILLIE K
434	8133 CAVALIER CIR	MEZA FIDEL C & MARIVEL
435	2635 DUNREATH DR	FUENTES ALFONSO &
436	2631 DUNREATH DR	REYES ABELINO
437	2625 DUNREATH DR	KING DOUGLAS A
438	2615 DUNREATH DR	LOPEZ JUAN BUSTOS
439	2611 DUNREATH DR	GARCIA ANNA M
440	2605 DUNREATH DR	NARVAEZ CANDELARIO &
441	8134 CAVALIER CIR	ADAME FRANCISCA &
442	8133 REVA ST	BRASHEAR WAYNE M EST OF
443	2531 DUNREATH DR	ZAMARRIPA JUAN M
444	2525 DUNREATH DR	SEBASTIAN GARY & ROSE
445	2521 DUNREATH DR	BRYANT BARBARA
446	2515 DUNREATH DR	DUREN JUANITA
447	2511 DUNREATH DR	CALDERON URIEL
448	2505 DUNREATH DR	MARTINEZ BRAYAN D
449	8134 REVA ST	GARCIA FIDENCIO R &
450	8133 JENNIE LEE LN	CORDERO RAUL &
451	2516 DUNREATH DR	HERNANDEZ JOSE & JESSICA
452	2522 DUNREATH DR	ESKRIDGE R L ESTATE OF
453	8118 JENNIE LEE LN	MUSTAFA SANDRA LUHRING
454	8124 JENNIE LEE LN	PEQUENO JUANITA M ET AL
455	8128 JENNIE LEE LN	SANDERS W J
456	8134 JENNIE LEE LN	VAQUERA MARIO
457	8138 JENNIE LEE LN	MORENO SALVADOR &
458	8144 JENNIE LEE LN	SHIRLEY MELVIS LYNN
459	8148 JENNIE LEE LN	RODRIGUEZ ARTURO &
460	8154 JENNIE LEE LN	HERNANDEZ MARVIN A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	8158 JENNIE LEE LN	MARTINEZ CRISTOBAL
462	2833 LOLITA DR	MORENO JUAN
463	2827 LOLITA DR	DIAZ HUMBERTO &
464	2821 LOLITA DR	NEPONUCENO LAUREANO
465	2815 LOLITA DR	CHAVEZ SERGIO
466	2811 LOLITA DR	MA VIS PARTNERS 3
467	2803 LOLITA DR	LARA RAMAON H ETAL
468	2741 LOLITA DR	ROBLES CONSTANTINO
469	2735 LOLITA DR	GARCIA JOSE A & EVELYN S
470	2729 LOLITA DR	MORALES JOSE & MARIA
471	2723 LOLITA DR	DIAZ DOMINGO
472	2719 LOLITA DR	THE SHARON HARVILLE REVOCABLE LIVING TRUST
473	2711 LOLITA DR	QUIROZ JOSE ROJAS
474	2863 LOLITA DR	ZUNIGA GUADALUPE
475	8151 BEARDEN LN	AZA ALFREDO C ETAL
476	2907 LOLITA DR	DAVIS RANDOLPH & EVELYN
477	8131 BEARDEN LN	GUERRERO ALFREDO
478	8139 BEARDEN LN	PENA ABEL TOVAR &
479	2947 PLEASANT DR	HAWTHORNE ROBERT D
480	2943 PLEASANT DR	MEJIA FILIMON E
481	8314 SCYENE RD	REAL BAPTIST CHURCH INC
482	2942 PLEASANT DR	DIAZ SERGIO MAURICIO
483	2952 PLEASANT DR	MEJINA FILIMON
484	2958 PLEASANT DR	FAITH CHURCH IN ACTION
485	2946 PLEASANT DR	MEJIA FILIMON
486	2938 PLEASANT DR	GUILLORY RICKY LYNN
487	8300 SCYENE RD	PADGETT FREDRICK
488	8306 SCYENE RD	FAITH CHURCH IN ACTION
489	2935 PLEASANT DR	VILLAGRAN REFUGIO &
490	2938 LOLITA DR	MERAZ BALFREDO
491	2930 LOLITA DR	HURTADO ALFONSO NAVAREZ &

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492	2922 LOLITA DR	QUINTERO JORGE &
493	8155 SCYENE RD	VALDEZ ANGEL
494	8163 SCYENE RD	RODRIGUEZ CELESTINO &
495	8225 SCYENE RD	ALVAREZ RENE
496	8123 NORVELL DR	OROZCO JOSE LUIS
497	8127 NORVELL DR	HURTADO DOMINGO
498	8131 NORVELL DR	BARRAZA ELIAS
499	8137 NORVELL DR	HERNANDEZ AGUSTIN
500	8122 NORVELL DR	SANCHEZ REBECA &
501	8126 NORVELL DR	BANDA ANTONIO &
502	8130 NORVELL DR	RODRIGUEZ GUILLERMO SOTO
503	8136 NORVELL DR	CLEMENS SCOTT
504	8140 NORVELL DR	ARAGON MARIA L
505	8144 NORVELL DR	REA TOMAS & PATRICIA B
506	8148 NORVELL DR	REA JAIME & MAGDALENA
507	8154 NORVELL DR	HERNANDEZ ARMANDO S
508	8158 NORVELL DR	SALAS MARCOS
509	3608 S BUCKNER BLVD	MARES NOEL
510	3907 SHERATON DR	MORAN FRANCISCO &
511	3915 SHERATON DR	LOPEZ MARIA
512	3921 SHERATON DR	MARTINEZ SANTIAGO JOSE A
513	3927 SHERATON DR	SOLIS CRENCENCIO & RAQUEL
514	3935 SHERATON DR	JIMENEZ VINCENTE & ROCIO
515	3941 SHERATON DR	BENAVIDEZ ANGEL
516	3947 SHERATON DR	SOLIS CRESENCIO & RAMON
517	8116 NELSON DR	DE LEON SAGRARIO
518	8124 NELSON DR	TREJO JOSE & ROSA
519	8130 NELSON DR	TREJO MARIA E
520	8136 NELSON DR	ORTIZ ROBERTO D
521	8135 NELSON DR	RODRIGUEZ EDUARDO &
522	8134 ELAINE DR	RAMIREZ OLIVIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	8135 ELAINE DR	LARA CRESENCIA G
524	8103 SHAFTER DR	ARELLANO SILVIANO
525	8107 SHAFTER DR	CARTER JAMES E
526	8111 SHAFTER DR	CERDA DANIEL &
527	8115 SHAFTER DR	WEINBERGER PAUL L
528	8121 SHAFTER DR	CONTINENTAL ELEC CORP
529	8125 SHAFTER DR	OLVERA RENDENTOR
530	8129 SHAFTER DR	CERDA DANIEL
531	8134 ASTORIA DR	EVANGELICA CRISTIANA
532	8135 ASTORIA DR	NEW TESTAMENT CHURCH IN
533	8126 SHAFTER DR	CALDERONREA JUAN & MICAELA MARTINEZ &
534	8118 SHAFTER DR	PEQUENO YULMA R
535	8181 HOYLE AVE	CHARTER HOYLE LP
536	3115 PLEASANT DR	WARNER LAVORN &
537	3117 PLEASANT DR	KYLE JOSEPH JR &
538	7905 HUME DR	IGLESIA PALABRA VIVIENTE
539	2818 PRICHARD LN	MINISTERIOS TIEMPO DE DIOS INC
540	2103 UTICA DR	MARTINEZ JUAN MANUEL &
541	2109 UTICA DR	HERNANDEZ NICOLAS
542	2115 UTICA DR	GREER SHERYL &
543	2121 UTICA DR	QUIROZ MAURO & MARIA
544	2125 UTICA DR	ROCHA FERNANDO &
545	2129 UTICA DR	SOLIS VICTOR & ERICA
546	2133 UTICA DR	ROJAS ALEJO
547	2139 UTICA DR	NAVA DORA &
548	2143 UTICA DR	MANIVATH MANITH &
549	2149 UTICA DR	MACMILLAN MARGARET N
550	2203 UTICA DR	AYALA BLAS
551	2207 UTICA DR	HINOJOSA JORGE H
552	2211 UTICA DR	RUIZ JOSE FRANCISCO JR &
553	2217 UTICA DR	MACEDO OSCAR ZAVALA &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	2221 UTICA DR	ESCOBEDO REYNALDO A
555	2227 UTICA DR	NOVAS JOSE LUIS & MARIA
556	2231 UTICA DR	BROCKWELL MARK GREGORY
557	2235 UTICA DR	HERNANDEZ YOAHAHA
558	2241 UTICA DR	DIAZ FRANCISCO D REVOCABLE LIVING TRUST
559	2240 UTICA DR	MERCADO FRANCISCO &
560	2234 UTICA DR	IPINA AURELIO G
561	2230 UTICA DR	TINOCO ERNESTO
562	2226 UTICA DR	MONREAL FRANCISCO &
563	2220 UTICA DR	CP ORIGINATIONS LTD
564	2216 UTICA DR	WEBB ALBERT D & CECILIA
565	2212 UTICA DR	SANCHEZ RAFAEL &
566	2206 UTICA DR	SANCHEZ RAFAEL R &
567	2202 UTICA DR	WEAVER MILDRED L LIFE ESTATE
568	2150 UTICA DR	WEIR DANNA WALKER
569	2144 UTICA DR	ROMAN JOSE I &
570	2140 UTICA DR	JENKINS KENNETH C
571	2136 UTICA DR	CALVILLO JOSE
572	2130 UTICA DR	CALVILLO JOSE ANTONIO
573	2126 UTICA DR	ROJAS JOSE A &
574	2122 UTICA DR	VALADEZ FELIPE
575	2116 UTICA DR	ROCHA RAUL &
576	2110 UTICA DR	NAVARRETE AMADO & JUANITA
577	2104 UTICA DR	ANDREWS GLORIA Y
578	2314 UTICA DR	SIMPSON HANNIE ESTATE OF
579	2308 UTICA DR	JAIME ISAAC & SANJUANA
580	2302 UTICA DR	ALTAMIRANO GUADALUPE
581	2303 UTICA DR	CASTILLO DAVID & MARIA
582	1910 SHORTAL DR	ORTIZ MANUEL
583	1914 SHORTAL DR	DIAZ DAVID E & KAREN L
584	1918 SHORTAL DR	GONZALEZ FERMAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	1922 SHORTAL DR	GARZA CONSEPCION
586	1930 SHORTAL DR	PEREZ JOSE JUAN
587	1936 SHORTAL DR	FAIN CLIFFORD
588	1926 SHORTAL DR	GUTIERREZ VICTORIANO
589	8024 UMPHRESS RD	HILL RANCH LTD
590	8012 UMPHRESS RD	BAHENA MARIO JR &
591	8010 UMPHRESS RD	BRIARWOOD MJL LP
592	7948 UMPHRESS RD	UMPHRESS RD 7948 LAND TR
593	7942 UMPHRESS RD	MCGUFFEY RALPH W
594	7940 UMPHRESS RD	ALANIS MAURO
595	8019 UMPHRESS RD	GARCIA SANTIAGO & DIANA S
596	8001 UMPHRESS RD	HOLLEY MICHAEL R &
597	8011 UMPHRESS RD	MONZANO JOEL SANDOVAL &
598	7918 BRUTON RD	ROJO REINALDO R &
599	7926 BRUTON RD	SANTOYA MARIA DELCARMEN
600	2054 UTICA DR	CASANOVA ROGERS A & DIANA
601	2055 SHORTAL DR	GARCIASANCHEZ JOSE MANUEL &
602	7944 BRUTON RD	NOLASCO NOE S
603	7936 BRUTON RD	BRAXTON KENNETH & JOHNNIE
604	8008 TILLMAN ST	SHORT WILLIE R TR ET AL
605	7962 TILLMAN ST	DELEON JESUS J & BEGONIA
606	2030 SHORTAL DR	HALL ROY J
607	2042 SHORTAL DR	HARPER KENNETH L &
608	2036 SHORTAL DR	GONZALEZ OSCAR & DEIBI
609	2026 SHORTAL DR	FERNANDEZ NANCY
610	2022 SHORTAL DR	FIELDS A J
611	2016 SHORTAL DR	BUSTAMANTE VICENTE
612	8011 HUTTIG AVE	MORRIS DENNIS A
613	8007 HUTTIG AVE	RAMIREZ JOSE ROBERTO GAYTAN &
614	8003 HUTTIG AVE	GUTIERREZ DON
615	8002 S RENO CT	SALMERON ROBERTO &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	8008 S RENO CT	PEREZ RAMON
617	8014 S RENO CT	DELGADO JOSE L & DELMI E
618	8018 S RENO CT	LOVE JOSEPH B
619	8022 S RENO CT	HERRERACASTANEDA JUAN &
620	8026 S RENO CT	RAMIREZ SAMUEL &
621	8030 S RENO CT	MARTINEZ RUBEN & CAROLINA
622	8057 N RENO CT	LARA ADALBERTO
623	8053 N RENO CT	HERNANDEZ ROBERTO
624	8049 N RENO CT	JENSEN 1987 REVOCABLE LIVING TRUST THE
625	8043 N RENO CT	JENSEN RAYMOND L & MARY REVOCABLE TRUST
626	8033 N RENO CT	PUTMAN CHARLES
627	8027 N RENO CT	AVALOS MARIA &
628	8023 N RENO CT	MARTINEZ INOSCENCIO
629	8019 N RENO CT	AYALA MONICO
630	8015 N RENO CT	HENRY CHARLET A H
631	8009 N RENO CT	SILVERIO BRENDA
632	1400 PRICHARD LN	SUCHIL CATARINO
633	1410 PRICHARD LN	BOLAND BERNICE ESTATE OF
634	1414 PRICHARD LN	CAMBEROS RAUL & MARIA JUANA
635	1420 PRICHARD LN	GARCIA MARIA G &
636	1426 PRICHARD LN	SANDOVAL ALEX
637	1430 PRICHARD LN	ROCK 7 HOLDINGS LLC
638	8006 N RENO CT	RENTAL EQUITY LLC
639	8005 S RENO CT	POWELL STEPHEN M & DEENA
640	8025 S RENO CT	FRAIRE JOSE ARTURO DE LEON
641	8029 S RENO CT	SHOEMAKER JAMES A
642	8038 N RENO CT	CARTER MAMIE M
643	8032 N RENO CT	GOODSPEED WALTER L
644	8024 N RENO CT	SANDOVAL IRENE
645	8016 N RENO CT	GAINES JIMMY &
646	1502 PRICHARD LN	CABRERA FERNANDO RODRIGUEZ

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	1510 PRICHARD LN	PEMBERTON MARTHA EST OF
648	1514 PRICHARD LN	CARDONA GRACIELA
649	1520 PRICHARD LN	MADRIGALES AQUILEO &
650	1530 PRICHARD LN	ESPINOZA EMMA &
651	1536 PRICHARD LN	MORENO CLEMENTE RENO &
652	1540 PRICHARD LN	AYALA ARTURO A
653	1544 PRICHARD LN	TELLO ELIAS & GELVI
654	1548 PRICHARD LN	MACON RICKY L
655	1556 PRICHARD LN	MONTALVO MARIA DOLORES
656	7914 VALENTINE CT	CONATSER JIM B INC
657	7918 VALENTINE CT	HERNANDEZ EFRAIN
658	7922 VALENTINE CT	MARR JULIAN E &
659	7926 VALENTINE CT	1G CAPITAL LLC
660	7930 VALENTINE CT	FLORES FREDERICK
661	7936 VALENTINE CT	ARGUETA JUAN
662	7940 VALENTINE CT	TONCHE ABEL &
663	7944 VALENTINE CT	SMITH PATSYE R
664	7923 VALENTINE CT	GONZALEZ JESUS &
665	7929 VALENTINE CT	HERNANDEZ NAYDA
666	7941 VALENTINE CT	VALENZUELA ARLINDA
667	1531 PRICHARD LN	MADRIGALES MARIA
668	1539 PRICHARD LN	ZAVALA MANUEL & MARIA I
669	1543 PRICHARD LN	ESPINOZA JUANA MARIA
670	1551 PRICHARD LN	GARZA ELEAZAR & ETHEL
671	1503 PRICHARD LN	LUNA CARLOS & ESTEVEZ LUZ
672	1511 PRICHARD LN	CHAVEZ JUANA
673	1515 PRICHARD LN	FRAGA REYNALDO V &
674	1521 PRICHARD LN	BURKETT WILLIAM H
675	1403 PRICHARD LN	TRUJILLO HUMBERTO &
676	1409 PRICHARD LN	BROWN PAULINE LAVONNE &
677	1415 PRICHARD LN	FLORES DORA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	1419 PRICHARD LN	HERNANDEZ ELADIO
679	7903 MAXWELL AVE	FRIAS RAMON &
680	7911 MAXWELL AVE	SALAS TERESA C
681	7915 MAXWELL AVE	ALVARADO JUAN CARLOS
682	1329 PRICHARD LN	ESCARENO JOSE &
683	1357 PRICHARD LN	VEGA JAIME &
684	1361 PRICHARD LN	GRIFFIN JOE W & EVA D
685	1367 PRICHARD LN	ZAMORANO CESAR GALLEGOS &
686	7852 ROSEMEAD DR	CELIS PAULO
687	7803 MAXWELL AVE	VILLA JUAN &
688	7811 MAXWELL AVE	DIAZ JORGE C
689	7815 MAXWELL AVE	JAIME DORA ELENA
690	7819 MAXWELL AVE	LICONA GLEDYS JOEL
691	7823 MAXWELL AVE	CALDERON OMAR
692	7827 MAXWELL AVE	VALDEZ JOSE JAIME
693	7833 MAXWELL AVE	ALMAGUER MARIO &
694	7839 MAXWELL AVE	PALACIOS JOSE M
695	7802 MAXWELL AVE	SANCHEZ RICARDO
696	7810 MAXWELL AVE	TOVAR CIRILO &
697	7814 MAXWELL AVE	RODRIGUEZ MIGUEL A &
698	7818 MAXWELL AVE	LOPEZ CARLOS
699	7824 MAXWELL AVE	WEED KELLY & KATHY WEED
700	7828 MAXWELL AVE	ROSS MARCELLA M
701	7834 MAXWELL AVE	MCGRUDER WILLIE LEE EST OF
702	7838 MAXWELL AVE	GARCIA ALBERTO ANTONIO II
703	7842 MAXWELL AVE	SANCHEZ JUAN R & AMPARO
704	7902 MAXWELL AVE	RODRIGUEZ ROBERTO
705	7908 MAXWELL AVE	ALVARADO KARLA
706	7914 MAXWELL AVE	GARCIA GASPAR ISAAC
707	7918 MAXWELL AVE	ARCE GEOCONDA I & LUISA
708	7922 MAXWELL AVE	PEREZ ROBERTO C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	7926 MAXWELL AVE	JARAMILLO JOSE
710	7730 MAXWELL AVE	ROMERO ALVARO M
711	7726 MAXWELL AVE	LOPEZ PORFIRIO &
712	7718 MAXWELL AVE	CROSS LAVERN
713	7712 MAXWELL AVE	GRANFORS ROBERT
714	7708 MAXWELL AVE	GUEVARA FLORENTINO &
715	7702 MAXWELL AVE	TELLO RICARDO &
716	7603 LAKE JUNE RD	VALDEZ MARSHUNDRA
717	7609 LAKE JUNE RD	BENTRAN MARIA DEL
718	7615 LAKE JUNE RD	CASTANEDA RUBEN & MANUELA
719	7619 LAKE JUNE RD	BROILES JOYCE W LF EST
720	7623 LAKE JUNE RD	PARGAS ROMAN & JENNIFER
721	7629 LAKE JUNE RD	BRICENO JUAN VASQUEZ
722	7633 LAKE JUNE RD	ROBERT ANTHONY HOLDINGS LLC
723	7639 LAKE JUNE RD	RUIZ PABLO
724	7643 LAKE JUNE RD	RANGEL ROBERTO T &
725	7647 LAKE JUNE RD	POLK PATSY JANE EST OF
726	7703 LAKE JUNE RD	DALE EDWARD L
727	7709 LAKE JUNE RD	GUTIERREZ JUAN & MARIA E
728	7715 LAKE JUNE RD	MORALES JOAQUIN & MARIA
729	7719 LAKE JUNE RD	GAMEZ MARIA
730	7725 LAKE JUNE RD	LARABAUTISTA DIANA
731	7729 LAKE JUNE RD	GARCIA AURELIO HERNANDEZ
732	7735 LAKE JUNE RD	CHAVEZ BENITO &
733	7729 MAXWELL AVE	ADAMS REBECCA
734	7521 LAKE JUNE RD	SERRATOS INVESTMENTS LLC
735	8011 ELAM RD	BARRON MARIO
736	8011 WES HODGES RD	HERNANDEZ MARIA CRISTINA
737	536 ROWLAND AVE	GUZMAN MAURO JR
738	542 ROWLAND AVE	HERNANDEZ MOISES
739	546 ROWLAND AVE	RODRIGUEZ BERTHA L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	550 ROWLAND AVE	MASON JEWEL ESTATE OF
741	554 ROWLAND AVE	TAMAYO DAVID EUGENE &
742	558 ROWLAND AVE	CORNEJO CARMEN
743	7935 DASCH ST	RODRIGUEZ JAIME
744	7931 DASCH ST	GERMAN DURAN
745	7925 DASCH ST	RODRIGUEZ JAIME &
746	7953 WES HODGES RD	ROMO GERARDO
747	541 ROWLAND AVE	CABELLERO CAYETANO
748	549 ROWLAND AVE	TORRES JUAN C
749	8014 WES HODGES RD	TAMAYO SANDRA ISABEL
750	8017 WES HODGES RD	OLIVARES ANGELICA
751	8023 WES HODGES RD	BRIONES MARTIN
752	8031 ELAM RD	BARRON MARIO & SONIA
753	8029 ELAM RD	BARRON MARIO &
754	8027 ELAM RD	BARRON MARIO & SONIA BARR
755	8023 ELAM RD	BARRON MARIO &
756	7940 RAYVILLE DR	HERNANDEZ DELFINO
757	7936 RAYVILLE DR	GREEN VICKI LYNN
758	7932 RAYVILLE DR	QUIROZ VICTOR MANUEL ESQUIVEL &
759	7928 RAYVILLE DR	ARITA GUILLERMO C
760	7941 RAYVILLE DR	VAZQUEZ RAUL &
761	7937 RAYVILLE DR	DUARTE MARIA S
762	7933 RAYVILLE DR	BENAVIDES AGUSTIN
763	7929 RAYVILLE DR	BALLARD JOE M
764	7936 JACOBIE BLVD	ARREDONDOOROCIO JUAN MANUEL &
765	7940 JACOBIE BLVD	ROMAN VIRGINIA
766	7944 JACOBIE BLVD	BARRERA BLANCA ROCIO &
767	7945 JACOBIE BLVD	CANTU ADELLA VIDAL
768	7941 JACOBIE BLVD	FLORES EMANUEL & MARITZA
769	7937 JACOBIE BLVD	TORRES JANET GUADALUPE
770	7933 JACOBIE BLVD	ROBLEZ ELVIRA VENTURA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
771	7929 JACOBIE BLVD	SCOTT CASEY TERESA NANETT
772	8003 JACOBIE BLVD	RESENDIZ CATALINO &
773	8003 RAYVILLE DR	EDWARDS HERMAN C TRUSTEE
774	8002 JACOBIE BLVD	PIERCE MINNIE MAE
775	8003 ROSEMONT RD	BENITEZ HELIDIA
776	7919 ROSEMONT RD	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
777	7933 ROSEMONT RD	FUENTES ADRIAN O &
778	7939 ROSEMONT RD	MARTINEZ ROGELIO L
779	8008 ROSEMONT RD	LOPEZ ROSA
780	8004 ROSEMONT RD	LOPEZ ROSA E
781	7934 ROSEMONT RD	MARQUEZ JOSE
782	7930 ROSEMONT RD	ROJAS JOSE GUADALUPE &
783	7944 ROSEMONT RD	MARTINEZ ANGEL &
784	7938 ROSEMONT RD	DEVILL HOMES INC
785	7512 LAKE JUNE RD	ADVISORY BD DALLAS DIST
786	7516 LAKE JUNE RD	CERVANTEZ ANA MARIA
787	1223 CARBONA DR	LIRA MARIA IRENE MACIAS
788	1217 CARBONA DR	GARCIA GILBERTO H CAVAZOS & YESSICA Y CRUZ
789	1211 CARBONA DR	AVELLANEDA RUFINO & FERNANDA
790	1226 WHITLEY DR	LAKE JUNE CHURCH OF
791	1226 CARBONA DR	BALDERAS ARTEMIO &
792	1220 CARBONA DR	DELGADO MA YOLANDA
793	1214 CARBONA DR	ORCHARD JIM
794	1243 FRANWOOD DR	TORRES FRANCISCO JAVIER &
795	1233 FRANWOOD DR	FLORES GLORIA G
796	1239 FRANWOOD DR	SIPRIANO BEN
797	1229 FRANWOOD DR	SIPRIANO BEN & ESTEFANITA
798	1223 FRANWOOD DR	ARAGON MARTIN F & LORENZA L
799	1242 FRANWOOD DR	SIPRIANO VINCENT BEN &
800	1236 FRANWOOD DR	SIPRIANO BEN & ESTEFANA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
801	1230 FRANWOOD DR	GARNICA BRIDGETT A &
802	1224 FRANWOOD DR	HERRERA JUVENAL & CARMEN
803	1231 HILLBURN DR	HERRERA DAVID
804	1211 HILLBURN DR	GARIBALDI MIGUEL &
805	1227 HILLBURN DR	BRADSHAW JANICE ET AL
806	1221 HILLBURN DR	RANGEL ABELARDO &
807	1219 HILLBURN DR	SALVADOR NOE & HORTENCIA
808	1228 HILLBURN DR	BELTRAN JESUS J &
809	1231 ROSE GARDEN AVE	ORNELAS ROGELIO
810	1227 ROSE GARDEN AVE	DURAN GABRIEL &
811	1223 ROSE GARDEN AVE	DELGADILLO JUAN ANTONIO &
812	1219 ROSE GARDEN AVE	CHOU HSLAOCHING
813	1211 ROSE GARDEN AVE	LOZADA MANUEL JR &
814	1226 ROSE GARDEN AVE	ROSALES MARTIN &
815	1220 ROSE GARDEN AVE	ANDERSON CARETHIA
816	1218 ROSE GARDEN AVE	PENA TOMAS P &
817	1212 ROSE GARDEN AVE	GARCIA ISIDORO &
818	1223 GARDENVIEW DR	ROSALES MARTIN & THELMA
819	1219 GARDENVIEW DR	MI HACIENDA PPTIES DEV
820	1215 GARDENVIEW DR	METOYER GLENN C &
821	1203 GARDENVIEW DR	MENDOZA TOMASA &
822	1143 GARDENVIEW DR	PARENT ROGER L
823	1135 GARDENVIEW DR	BASURTO AGUSTIN & AURELIA
824	1134 GARDENVIEW DR	SALCEDO AMADOR GARCIA
825	1126 GARDENVIEW DR	MCPHERSON HEATHER ANN &
826	1122 GARDENVIEW DR	SALAZAR ADELFA J
827	1118 GARDENVIEW DR	RODRIGUEZ ISAIA
828	1114 GARDENVIEW DR	CLARK BARBARA KATHLEEN
829	1106 GARDENVIEW DR	TREJO RAUL
830	1102 GARDENVIEW DR	VAZQUEZ ALFONSO
831	1002 GARDENVIEW DR	MACIAS MANUELA
832	1012 GARDENVIEW DR	CAZARES ISMAEL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
833	8015 DELL GARDEN AVE	BRIONES FERNANDO
834	1006 GARDENVIEW DR	VALERO JUAN
835	1044 GARDENVIEW DR	AGUILAR PABLO & BEATRICE
836	1038 GARDENVIEW DR	JUAREZ ALICIA
837	1028 GARDENVIEW DR	SHEHORN DAVID
838	1026 GARDENVIEW DR	HERNANDEZ LORENA M
839	1020 GARDENVIEW DR	ACOSTA LAURA
840	951 GARDENVIEW DR	RODRIGUEZ GILSARDO L
841	947 GARDENVIEW DR	TORRES JOSE N
842	939 GARDENVIEW DR	ALMENDAREZ NICANOR ETAL
843	944 GARDENVIEW DR	UPCHURCH RODNEY DUANE
844	942 GARDENVIEW DR	PEREDES CLEMENTE M ETAL
845	938 GARDENVIEW DR	LOPEZ ANTONIO G &
846	8018 DELL GARDEN AVE	CRIGGAR HELEN &
847	935 GARDENVIEW DR	TEXAS CONFERENCE ASSN
848	1407 CONNER DR	PLEASANT GROVE CHURCH OF
849	1425 CONNER DR	CONNER JOINT VENTURE
850	1439 CONNER DR	ALTAMIRANODIAZ GERARDO &
851	1435 CONNER DR	APODACA JERRY B
852	1451 CONNER DR	HAMMERS DAVID
853	1447 CONNER DR	JCRB ENTERPRISES INC
854	1447 CONNER DR	HAMMERS DAVID
855	8239 LAKE JUNE RD	Dallas ISD
856	1655 CONNER DR	RODRIGUEZ IGNACIO &
857	1651 CONNER DR	ABOVO CORPORATION
858	1643 CONNER DR	TREJO JUAN CARLOS VELAZQUEZ
859	1647 CONNER DR	MORENO ALEJANDRO & ELVIRA
860	1635 CONNER DR	CHAVARRIA FERNANDO
861	1639 CONNER DR	MENCHACA DANIEL O &
862	1627 CONNER DR	RAMIREZ CARMELO
863	1619 CONNER DR	DOMINQUEZ CARLOS E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
864	1623 CONNER DR	HINOJOSA RAUL MARIN
865	1615 CONNER DR	TOVAR ALFONSO & MODESTA
866	1611 CONNER DR	RAMIREZ ANTONIO &
867	1603 CONNER DR	GOOSEBERRY ROBERT E
868	1529 CONNER DR	PIEDRA ANTONIO &
869	1535 CONNER DR	HANDY VILLA JV
870	1507 CONNER DR	COX ERMA
871	1501 CONNER DR	HINOJOSA BENITO B &
872	1408 CONNER DR	ZAPATA ANNETTE
873	1400 CONNER DR	SALCEDO MANUEL BECERRA
874	1803 CONNER DR	GARCIA JOSE & MARIA S
875	1811 CONNER DR	AGUILERA OSCAR
876	1817 CONNER DR	BELTRAN JUAN E
877	1837 CONNER DR	MCLEMORE WALTER E
878	1839 CONNER DR	TRINITY SAVINGS & LOAN
879	1843 CONNER DR	AGUIRRE GERARDO
880	1911 CONNER DR	ORNELAS MIGUEL & IRENE
881	1919 CONNER DR	ALEJANDRE PEDRO & ELSA
882	1960 CONNER DR	RAMIREZ EFRIAN & SELIA
883	1944 CONNER DR	MENDEZ MARGARITA C
884	1952 CONNER DR	VELAZQUEZ LUCIOS &
885	1925 CONNER DR	AGUILAR JESSE G JR &
886	1929 CONNER DR	AGUILAR JESUS G &
887	1933 CONNER DR	WATERS ROY EDMOND
888	1943 CONNER DR	GUTIERREZ JUAN M & M JUANA ORDUNA
889	1937 CONNER DR	GANTES JAVIER
890	1949 CONNER DR	TAYLOR BEVERLY
891	1955 CONNER DR	KRECEK ROBERT LIFE ESTATE
892	1961 CONNER DR	RAMSEY FRANK A JR
893	8216 BRUTON RD	MARSAW TERRY
894	8315 LAKE JUNE RD	LEWIS ROMEO N JR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
895	8301 LAKE JUNE RD	DIAZ ROBERTO H &
896	8223 MADDOX AVE	MACIAS J GUADALUPE &
897	8233 MADDOX AVE	CORTEZ PEDRO & ROBERTA J
898	8233 MADDOX AVE	CORTEZ PEDRO & ROBERTA J
899	8233 MADDOX AVE	VEGA LUIS & SAN JUANA
900	8239 MADDOX AVE	CASAS REALIDAD LP
901	1221 PLEASANT DR	CORTEZ PEDRO
902	1201 PLEASANT DR	BAUTISTA JAIME
903	8122 MADDOX AVE	SOLIS MARTINA
904	1145 SEAFORD DR	WALTERS HOLLY CHRISTMAS
905	1143 SEAFORD DR	SEGOVIA JOSE
906	1137 SEAFORD DR	ESTALA MARIA JACOBO
907	1133 SEAFORD DR	IRWIN CHARLES H
908	1129 SEAFORD DR	WRIGHT ADOLPIS & ANNE
909	1127 SEAFORD DR	RODRIGUEZ PATRICIA F &
910	1117 SEAFORD DR	CANAS ALVARO A &
911	1113 SEAFORD DR	MARTINEZ IGNACIO
912	1105 SEAFORD DR	SANCHEZ VICTORIA
913	1101 SEAFORD DR	HURTADO GUADALUP & MARTHA
914	1156 COSTON DR	CORTEZ PEDRO
915	8232 MADDOX AVE	CORTEZ PEDRO
916	1150 COSTON DR	LIRA ESMERALDA
917	1146 COSTON DR	WADE TOMMY
918	8317 MADDOX AVE	ZAMORA GUADALUPE H &
919	8300 MADDOX AVE	BRUNO WAYNE C & DONNA
920	8307 MADDOX AVE	VELAZQUEZ HECTOR
921	8311 MADDOX AVE	BALCH RANDY
922	8301 MADDOX AVE	MARTINEZ LUIS & LUZ
923	8306 LAKE JUNE RD	LI LUNA
924	8302 LAKE JUNE RD	DONCHOI INVESTMENT CORP
925	8119 DELL GARDEN AVE	MEDINA JOSE LUIS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
926	863 WIDEMAN DR	FAYSHA ENTERPRISES LLC
927	859 WIDEMAN DR	MEJIA EFRAIN & ETELVINA
928	855 WIDEMAN DR	SILVA LUCIO &
929	851 WIDEMAN DR	HADNOT SONYA
930	847 WIDEMAN DR	VALDEZ MARY JANE
931	843 WIDEMAN DR	FAGG L STEVAN & ALMA A
932	839 WIDEMAN DR	BERRYHILL RONALD H
933	835 WIDEMAN DR	VASQUEZ BERTHA
934	831 WIDEMAN DR	RESCOM INVESTMENT GROUP LLC
935	827 WIDEMAN DR	ROBERTSON EDWARD L EST OF
936	823 WIDEMAN DR	MORALES LUIS B
937	819 WIDEMAN DR	ROCHA JUAN MANUEL & IRMA G LOPEZ FIGUEROA
938	815 WIDEMAN DR	COLE JAMES CLEMAN
939	811 WIDEMAN DR	LEWIS LOYD
940	8107 OLD HOMESTEAD DR	ROCHA SALVADOR
941	866 WIDEMAN DR	FLORES RAMON
942	862 WIDEMAN DR	RIVERA JAVIER
943	858 WIDEMAN DR	MARTINEZ ROMAN H
944	854 WIDEMAN DR	JACKSON EFFIE
945	850 WIDEMAN DR	GONZALEZ MIREYA LUMBRERASPEREZ
946	846 WIDEMAN DR	ROJO ROBERTO
947	842 WIDEMAN DR	HARGRAVE ALTON & BERNICE
948	838 WIDEMAN DR	BEEZLEY JACK L & BARBARA
949	834 WIDEMAN DR	TORRES JOSE O & MARIA DELALUZ ESPINOSA
950	830 WIDEMAN DR	VALDEZ ABEL H
951	826 WIDEMAN DR	HERNANDEZ MOISES
952	822 WIDEMAN DR	HOWARD DORIS O
953	818 WIDEMAN DR	COATS HERBERT & MARGIE
954	814 WIDEMAN DR	PRICE DAYTON WAYNE
955	810 WIDEMAN DR	DIAZ HERACHIO &
956	8129 ELAM RD	BEDFORD ANTHONY J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
957	8123 ELAM RD	GUTIERREZ JUAN CARLOS
958	8116 RAYVILLE DR	ALVARADO JUAN CARLOS &
959	8120 RAYVILLE DR	DALLAS PATTEN PPTIES II LLC
960	8126 RAYVILLE DR	HERRERA MAXIMINO LEOS &
961	8134 RAYVILLE DR	HOUSE DEARL D
962	8125 MARVEL DR	LOPEZ JACINTO & SILIVIA R
963	8121 MARVEL DR	RAMIREZ GONZALO A
964	8117 MARVEL DR	SHEPHERD LURAL H
965	8113 MARVEL DR	WARWICK ELVIN W JR &
966	8121 RAYVILLE DR	DOMINGUEZ OSCAR
967	8127 RAYVILLE DR	BOWEN CRAIG
968	8133 RAYVILLE DR	BOWEN LONNIE
969	8139 RAYVILLE DR	WILSON JAMES
970	8143 RAYVILLE DR	ESCAMILLA CECILIO N &
971	8112 MARVEL DR	LOPEZ VICTOR M
972	8116 MARVEL DR	FULLER ROY
973	8120 MARVEL DR	LOPEZ JUAN ANTONIO
974	8124 MARVEL DR	CLAUSSEN GEORGE R
975	8119 WES HODGES RD	RENNER EARL O
976	8111 WES HODGES RD	STERLING ANTHONY K
977	8103 WES HODGES RD	RENNER EARL O
978	8114 ELAM RD	SOUTHWESTERN BELL
979	8202 ELAM RD	AMDAS LLC
980	8214 ELAM RD	MILLIGAN ROBERT
981	8106 KIPLING DR	MILLIGAN ROBERT K
982	200 S BUCKNER BLVD	KEY JOINT VENTURE
983	250 S BUCKNER BLVD	MILLIGAN JAMES P &
984	4307 S BUCKNER BLVD	MARTINEZ RAYMUNDO
985	8017 HEINEN DR	MARTINEZ GABRIEL & ROSA
986	4110 CEDAR LAKE DR	TWL FAMILY TRUST THE
987	7909 CARR ST	DAMESWORTH ROBERT &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
988	7950 CARR ST	FULLER FAMILY TRUST
989	7946 BLOSSOM LN	GRACIA FROILAN
990	8152 SCYENE RD	ESPINOZA JOSE ET AL
991	2839 LOLITA DR	VILLEGAS MARELY &
992	2843 LOLITA DR	JIMINEZ WENDY
993	2847 LOLITA DR	SORIA DESIDERIO & ANGELA LOPEZ
994	2851 LOLITA DR	RODRIGUEZ ARMANDO JR
995	2855 LOLITA DR	URQUIZA JORGE A
996	2859 LOLITA DR	BROOKS BAINIFF D
997	8221 SCYENE RD	8221 SCYENE LLC
998	8242 SCYENE CIR	WATSON CHARLES K
999	3302 SCYENE CT	LEMUS TOMASA N
1000	3306 SCYENE CT	NAJERA ERIC M
1001	3310 SCYENE CT	SALAZAR MARTIN Q
1002	3311 SCYENE CT	RYAN TIM & KATHLEEN
1003	3307 SCYENE CT	COAHUILAS RAUL B
1004	3303 SCYENE CT	GUEVARA BENITO &
1005	8151 MILITARY PKWY	ROMAN CATHOLIC DIOCESE DALLAS
1006	4300 S BUCKNER BLVD	MASTER HALCO INC
1007	8229 SCYENE RD	ALVAREZ RENE
1008	8252 SCYENE CIR	WOLFORD TRESSA
1009	8233 SCYENE RD	MENCHACA RICHARD
1010	8002 HUTTIG AVE	VALDEZ RUMALDA
1011	8006 HUTTIG AVE	WHITLEY LAFAYETTE SR &
1012	1952 SHORTAL DR	SANDS JERRY & TORRIE
1013	233 S BUCKNER BLVD	DAL TILE CORP
1014	7834 C F HAWN FWY	DAL TILE CORP
1015	8131 STONEHURST ST	RODRIGUEZ IGNANCIO G
1016	8135 STONEHURST ST	RODRIGUEZ IGNACIO
1017	1717 CONNER DR	DELEON SHANTEL &
1018	1823 CONNER DR	CRUMBLEY QUINCY TOM JR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1019	1831 CONNER DR	LEDEZMA JOSE & ROSALINA
1020	2048 CONNER DR	SANTOYO JESUS & GAUDENSIA
1021	2008 CONNER DR	DALLAS HOUSING AUTHORITY
1022	1209 PLEASANT DR	QUINONES MANUELA
1023	1213 PLEASANT DR	MARTINEZ ROSENDO JR &
1024	1217 PLEASANT DR	MARTINEZ MARCIANO TINOCO &
1025	1221 PLEASANT DR	SALAZAR FILMON
1026	8133 ELAM RD	ALBARRAN EMMA
1027	401 S BUCKNER BLVD	DART