

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** November 10, 2015  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 25 T

**SUBJECT**

A public hearing to receive comments regarding an application for and an ordinance granting a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District in the southeast quadrant of Averill Way and Preston Road  
Recommendation of Staff and CPC: Approval, subject to a development plan, landscape plan and conditions  
Z134-250(RB)



**FILE NUMBER:** Z134-250(RB)

**DATE FILED:** May 1, 2014

**LOCATION:** Southeast quadrant of Averill Way and Preston Road

**COUNCIL DISTRICT:** 13

**MAPSCO:** 25 T

**SIZE OF REQUEST:** Approx. 2.02 Acres

**CENSUS TRACT:** 77.00

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**APPLICANT:** Transwestern Acquisitions, LLC

**REPRESENTATIVE:** William S. Dahlstrom

**OWNERS:** See Attached

**REQUEST:** An application for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District.

**SUMMARY:** The applicant is requesting a PDD for consideration of the following: 1) increase in dwelling unit density; 2) increase in structure height; and, 3) increase in lot coverage. See chart on page 6.

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

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

**DESIGNATED ZONING CASE**

**GUIDING CRITERIA FOR RECOMMENDATION:**

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

1. *Performance impacts upon surrounding property* – As a proposed residential development, impact on adjacent properties (lighting, noise, odor) is not anticipated.
2. *Traffic impact* – The proposed development will generate traffic patterns consistent with the residential uses in the immediate area. While the proposed density is greater than that currently permitted (see Land Use Compatibility section, below), the submitted traffic impact analysis is supported by staff.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area.
4. While the applicant has worked with adjacent property owners to address revisions to the proposed residential project, staff's support is solely contingent on the attached recommended amending conditions (which will require a revised development plan providing for consistency).

**Zoning History:**

**File Number      Request, Disposition, and Date**

- |             |   |
|-------------|---|
| 1. Z134-250 | Application submitted on May 1, 2014 for a PDD for multifamily uses. The applicant requested to hold this until the new focus could be presented to area property owners, thus leading to the revised application now being considered. |
|-------------|---|

**Thoroughfare/Street**

**Existing & Proposed ROW**

Preston Road

Principal Arterial; 100' & 100' ROW

Averill Way

Local; Variable width ROW

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction reviewed a required Traffic Impact Analysis with initial submission (May 1, 2014/3.52 acres/220 dwelling units) as well as reviewing the updated TIA ( May 14, 2015). It has been determined the revised submission will not impact the surrounding

street system. As noted in the attached recommended conditions, staff supports the requirement for a southbound (Preston Road) left turn lane onto Averill Way, which will be required prior to the issuance of a certificate of occupancy for the first multifamily dwelling unit.

## **STAFF ANALYSIS**

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

GOAL 1.2 Promote desired development.

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

**Preston Road and Northwest Highway Area Plan.** This recently established study, bounded by the major thoroughfares as delineated on the attached area plan map, captures this request area. The purpose of this study is to develop a Preston Center and Northwest Highway Area Plan that will examine existing conditions and future needs and improvements within the area. The approach will be an integration of the following: transportation operational improvements, land use intensity and mix, and context sensitive design.

Funding is to be provided by the North Central Texas Council of Governments and private sources. Current efforts underway have included two task force meetings along with NCTOG, city staff and zone representatives from the designated residential and commercial areas within the study boundary. Ultimately, a consultant will be procured to prepare an analysis to present to the task force with a tentative completion date of summer/2016. At this point, ultimate adoption of the study has not been determined.

### **Land Use Compatibility:**

The site is currently developed with various multifamily structures, served by a 27 foot-wide access easement. All improvements will be removed, with the applicant providing for a new multifamily development. See accompanying table, below, for a comparison of existing/proposed provisions.

As noted in the Zoning History section, the initial request for this site (and adjacent land area on the north line of Averill Way) was a similar multifamily use, however with a more physical presence (density and structure height), but was withdrawn by the applicant. The representative has indicated the current submission addresses the concerns of adjacent property owners.

Northwest Highway is a critical right-of-way that provides the demarcation between established residential uses (single family and multifamily dwellings) to the north/northeast, with regional serving office and retail uses to the south/southeast. Additional low density single family uses are found on parcels to the west/northwest, across Preston Road. DART maintains a bus stop along Preston Road, near the site's northwest corner.

While staff supports the use, there remain some concerns related to adjacency. While there are two residential towers, representing high density residential projects, the immediate area remains as a low density, single family and multifamily community. These residential uses tend to be massed within one and two story structures. It should be noted these uses comply with the residential proximity slope. As such, density (other than single family structures) tends to be restricted by this regulation which affects the massing of structures and their vertical presence on the immediate area. For comparison purposes, the existing entitlements generally provide a density of approximately 28-32 units per acre; the applicant's request will generate approximately 61 units per acre. Due to the site's constraints, there is no where to absorb this density without developing vertical, thus the building mass can be a bit out of character with the immediate established residential structures in the immediate area. To look at this from another perspective, the applicant would require approximately 4.6 acres of land (request site is 2.02 acres) to development at the density and unit mix provided on the attached development plan, assuming a straight zoning district were requested in lieu of the existing MF-1(A) District.

It should be noted that some multifamily zoned and developed parcels [MF-1(A) and MF-2(A), both permitting 36 feet] do not have a typical residential proximity slope when adjacent to other MF-zoned property. Only the more robust, higher density MF-zoned properties [MF-3(A) and MF-4(A) at 90 feet and 240 feet, respectively] have a 'residential proximity slope-like' sensitivity that requires additional front and side yard setbacks for structure height greater than 45 feet.

A couple of ideas have been provided to the applicant, one of which would require a redesign to limit the easternmost 30 feet of the site (approx. 200 feet of depth, total) to 26 feet of structure height, with a vertical step for the balance of the site, ultimately providing for an increase in density, albeit less than requested. Another concept would be to redesign the courtyards, thus freeing up some land area and in conjunction with

possibly shifting the structure to the west, additional separation (in terms of a residential proximity slope) could be provided. Prior to the August 20, 2015 staff briefing, the applicant absorbed a version of the first idea noted (step back from the eastern property line).

The applicant has committed to design criteria (see attached), which ensures certain visual and physical (ie, all parking within the structure; nonfunctional balconies along the east façade) provisions.

In summary, staff is supportive of the development, subject to staff's recommended conditions, leaving the only area of disagreement related to the management of maximum structure height.

**Off-Street Parking:** Off-street parking will be provided as required by the Dallas Development Code (one space for each bedroom with not less than one space per dwelling unit. Additionally, 0.2 space/dwelling unit for guest parking will be provided for the development. It should be noted that no at-grade parking (other than a loading space along the northern property line) will be provided thus enhancing the anticipated design of the main structure and commitment to streetscape plantings in relation to the built environment.

**Landscaping:** The applicant has prepared a landscape component as noted on the attached plan, specifically providing for an increase in the number of street trees and a small increase in caliper inch per planted tree as compared to the requirements of Article X. The improvements tend to be located along the perimeter, with various planting areas for the proposed courtyards along the eastern portion of the proposed development. A private license for planting within the public right-of-way will be required from some of these plantings.

<b>Provision</b>	<b>Existing MF-1(A)</b>	<b>Proposed PDD</b>
<b>F/S/R YARD SETBACKS</b>	15'/10'/10'  (ASSUMES MULTIFAMILY STRUCTURES)	15'/15' (NO REAR YARD; THREE FRONTS AND ONE SIDE) CERTAIN PROJECTIONS MAY ENCROACH INTO REQUIRED FRONT YARD
<b>DENSITY</b>	NO MAX; GENERALLY DEVELOPS TO A RANGE OF 25-28 DU/ACRE DEPENDING ON UNIT MIX	122 DU'S (61 DU/ACRE)
<b>FLOOR AREA RATIO</b>	NO MAXIMUM	NO MAXIMUM
<b>STRUCTURE HEIGHT/STORIES</b>	36 FEET/NO MAX	TWO HEIGHT ZONES: W/I EASTERNMOST 35', MAX. HEIGHT FOR OCCUPIED FLOOR AREA IS 36' AND 3 STORIES; BALANCE 45' AND 4 STORIES; OTHERWISE, MAXIMUM HEIGHT TO HIGHEST POINT IS 58'
<b>LOT COVERAGE</b>	60%	65%
<b>LANDSCAPING</b>	ARTICLE X	SITE SPECIFIC WITH PLANTINGS GENERALLY AT THE PERIMETER; INCREASE IN NUMBER OF TREES AND CALIPER INCH FOR EACH
<b>OFF-STREET PARKING</b>	CODE	CODE, WITH REVISED GUEST PARKING
<b>MISCELLANEOUS</b>	N/A	6'-WIDE (4', UNOBSTRUCTED) SIDEWALKS; DESIGN CRITERIA



**CPC ACTION**

On August 20, 2015, the City Plan Commission held this item under advisement.

September 3, 2015

**Motion I:** It was moved to recommend **approval** of a Planned Development District for MF-1(A) Multifamily District Uses, subject to a development plan, landscape plan and staff's revised recommended conditions to include the following: 1) Prohibit rooftop patios within 35 feet of the eastern property line; 2) Approve applicant's request for height; and 3) Landscape plan - a specific palette of plant materials for the area identified as 'plant area' will need to be finalized and reviewed by staff prior to scheduling this item before the city council, on property zoned an MF-1(A) Multifamily District in the southeast quadrant of Averill Way and Preston Road.

Maker: Murphy  
Second: Schultz  
Result: Carried: 12 to 1

For: 12 - Anglin, Emmons, Shidid, Anantasomboon,  
Bagley, Lavallaisaa, Tarpley, Shellene,  
Schultz, Peadon, Murphy, Abtahi

Against: 1 - Ridley  
Absent: 1 - Rodgers  
Vacancy: 1 - District 4

**Amending Motion:** It was moved to **approve** of an amendment to the motion to require the establishment of a Condominium Homeowners Association before the issuance of a certificate of occupancy for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District in the southeast quadrant of Averill Way and Preston Road.

Maker: Emmons  
Second: Ridley  
Result: Failed: 2 to 11

For: 2 - Emmons, Lavallaisaa

Against: 11 - Anglin, Shidid, Anantasomboon, Bagley,  
Tarpley, Shellene, Schultz, Peadon, Murphy,  
Ridley, Abtahi  
Absent: 1 - Rodgers  
Vacancy: 1 - District 4

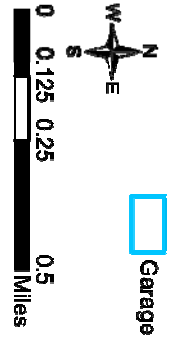
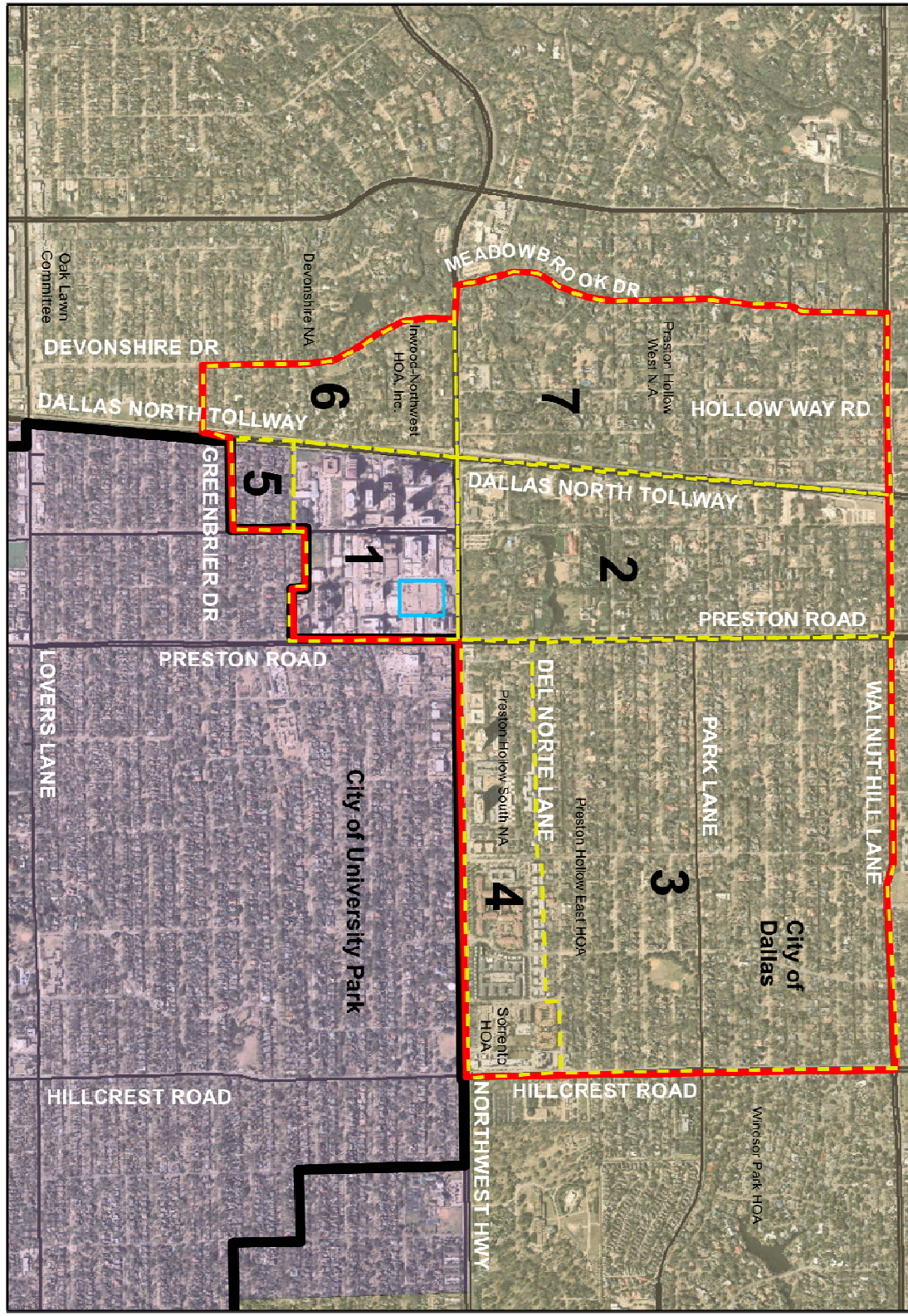
**Notices:** Area: 500

Mailed: 242

**Replies:** For: 135 Against: 24

**Speakers:** For: Bill Dahlstrom, 901 Main St., Dallas, TX, 75202  
Marc Hall, 6060 Averill Way, Dallas, TX, 75225  
Charles Sartain, 6322 Northwood Rd., Dallas, TX, 75228  
Patti Niles, 6535 Bandera Ave., Dallas, TX, 75231  
Jon Anderson, 6335 W. Northwest Hwy., Dallas, TX, 75225  
Michael Derrick, 6123 Bandera Ave., Dallas, TX, 75225  
Mark Goode, 12750 Merit Dr., Dallas, TX, 75251  
Against: Steve Rudner, 6346 Woodland Dr., Dallas, TX, 75225  
Stephen Norton, 6144 Bandera Ave., Dallas, TX, 75225  
Claire Stanard, 6325 Bandera Ave., Dallas, TX, 75225  
Sharon Walker, 6123 Northwood Rd., Dallas, TX, 75225  
J. Steve Dawson, 8440 Tulane St., Dallas, TX, 75225  
Jeanne Hatfield, 6106 Northwood Rd., Dallas, TX, 75225  
Lisa Williams, 6337 Diamond head, Dallas, TX, 75225  
Against (Did not speak): Mary Ann Collins, 7018 Northwood Rd., Dallas, TX, 75225  
Donald Hatfield, 6106 Northwood Rd., Dallas, TX, 75225  
David Oxford, 6021 Northwood Rd., Dallas, TX, 75225  
Gay Oxford, 3021 Northwood Rd., Dallas, TX, 75225  
Becky Bullard, 6130 Northwood Rd., Dallas, TX, 75225  
Mini Fisher, 6045 Northwood Rd., Dallas, TX, 75225  
Malley Gaulding, 6223 Northwood Rd., Dallas, TX, 75225  
Staff: Lloyd Denman, City of Dallas, Assistant Director Engineering

# Northwest Highway and Preston Road Area Plan



- Garage
- Zones
- Study Area
- City Limits
- Dallas ISD
- Highland Park ISD

**APPLICANT DIRECTORS AND OFFICERS:**

**Name:**

**Titles:**

Robert Duncan

Chairman, Director

Larry Heard

President, CEO, Director

Mark Doran

Chief Operating Officer, Director

Steve Harding

Chief Financial Officer, Director

Tom McNearney

Chief Investment Officer, Director

Mark M. Culwell

Managing Director - Development

**8504 – 8515 TOWN HOUSE ROW**

<u>Address</u>	<u>Owner Name</u>
8504	Bradford, Brenda R.
8505	Cox, Frances Y.
8508	Lubbock National Bank Custodian for Benny R. Valek Self-directed IRA
8509	Price, Samuel H. & Pat Davis Price
8512	Brady, John L., Jr.
8515	Hale, Patrick R. & Nancy H.

**CPC RECOMMENDED/STAFF RECOMMENDED  
CONDITIONS**

**PD**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No.\_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_.

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at the southeast corner of Preston Road and Averill Way. The size of PD \_\_\_\_ is approximately 2.02 acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) NONFUNCTIONING BALCONY means an architectural feature which appears as a balcony on a building façade, does not have a horizontal landing area, and is not accessible from a dwelling unit.

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

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

**SEC. 51P- \_\_\_\_ .104. EXHIBITS.**

The following exhibits are incorporated into this article:

- a) Exhibit \_\_\_\_A: development plan.
- b) Exhibit \_\_\_\_B: landscape plan.

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

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

**SEC. 51P-\_\_\_\_.106. MINOR AMENDMENT TO DEVELOPMENT PLAN.**

(a) In general. Except as provided in this section, amendments to a development plan must comply with Section 51A-4.702(h) of the Dallas Development Code, as amended.

(b) Multifamily use. Improvements located within a courtyard located as shown on the development plan may be approved by the Director as outlined in Section 51A-4.702(h)(2)(A), except that 51A-4.702(h)(2)(A)(ii)(aa) does not apply.

**SEC. 51P-\_\_\_\_.107. MAIN USES PERMITTED.**

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

**SEC. 51P-\_\_\_\_.108. ACCESSORY USES.**

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

(b) The following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

**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 in this section, the yard, lot, and space regulations for the MF-1(A) Multifamily District apply.

(b) Front yard.

(1) Except as provided in this section, minimum front yard is 15 feet.

(2) Balconies, bay windows, awnings, signs, and entryways affixed to the building or part of the foundation may project up to five feet into the required yard, subject to a minimum clearance of 12 feet above grade.

(3) Stoops, steps, patios, stairs, planters, retaining walls, transformers and other utility equipment, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback with no projection limitation.

(c) Side yard. Minimum side yard is 15 feet.

(d) Density.

(1) Maximum number of dwelling units is 122.

*CPC Recommended:*

(e) Height.

(1) Except as provided in this section, maximum structure height for a multifamily use is 58 feet to the highest point of the structure.

(2) The maximum structure height for occupied floor area within the easternmost 35 feet of the Property is 36 feet.

(3) The maximum structure height for occupied floor area for that portion of the structure greater than 35 feet from the eastern Property line is 45 feet.

(4) The residential proximity slope does not apply to this district.

*Staff recommended:*

(e) Height.

(1) Except as provided in this section, maximum structure height for a multifamily use is 50 feet to the highest point of the structure.

(2) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope.



Chimneys may project to a height 12 above the slope and 12 feet above the maximum structure height.

(3) For purposes of calculating the angle and extent of projection for a residential proximity slope, the site of origination is considered to be an MF-1(A) Multifamily District.

(f) Lot size. For a multifamily use, no minimum lot size.

(g) Stories.

(1) Except as provided in this paragraph, maximum number of stories above grade is four.

(2) Maximum number of stories within the easternmost 35 feet of the Property is three.

(h) Lot coverage. Maximum lot coverage is 65 percent.

**SEC. 51P- \_\_\_\_\_.110.**

**OFF-STREET PARKING AND LOADING.**

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

(b) Multifamily.

(1) Guest parking must be provided at a ratio of 0.2 spaces per dwelling unit.

(2) All off-street parking must be located within a structure or underground.

**SEC. 51P- \_\_\_\_\_.111.**

**ROADWAY IMPROVEMENTS.**

Prior to the issuance of a certificate of occupancy for a multifamily use, a left-turn lane from southbound Preston Road onto eastbound Averill Way must be provided with final design and construction approved by the Texas Department of Transportation.

**SEC. 51P- \_\_\_\_\_.112.**

**ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_.113. LANDSCAPING.**

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

(b) Multifamily.

(1) Landscaping must be provided as shown on the landscape plan (Exhibit \_\_\_B).

(2) Each required tree must have a minimum caliper of four inches at time of planting, measured at a point 12 inches above the root ball.

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

**SEC. 51P-\_\_\_\_.114. DESIGN STANDARDS FOR MULTIFAMILY USES.**

(a) Masonry facade. Building facades facing an improved public right-of-way must be at least 80 percent masonry, excluding windows, entrances, and ingress and egress points. Masonry includes stone, brick, concrete, hollow clay tile, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, stucco is considered masonry but Exterior Finish Insulations System (EFIS) materials are not.

(b) Facade wall changes. Facade walls must have one or more of the following changes:

(1) A minimum of two changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than five feet and not more than 20 feet.

(2) Changes in plane with a depth of at least 12 inches, either diagonally, horizontally, or vertically, for each 50 feet of street facing facade.

(c) Balconies. Any balcony located within the dimensional area labeled as East Façade 1, East Facade 2, and East Façade 3 on the development plan must be a nonfunctioning balcony.

(d) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along any improved right-of-way:

(1) benches,

(2) trash receptacles, and

(3) bicycle racks.

(e) Masonry wall. A masonry wall with a minimum height of eight feet must be provided along the eastern Property line. Access through the wall is limited to emergency access only with final design and location to be approved by the Fire Marshall.

(f) Privacy fences. At grade privacy fences must be constructed so that the face of the fence facing a public right-of-way is a minimum of 50 percent open.

(g) Ceiling heights. Each dwelling unit must have ceilings no lower than nine feet from the top of the finished floor to the interior of the finished ceiling.

**SEC. 51P- \_\_\_\_ .115.                      SIDEWALKS.**

(a) Sidewalks must be constructed with a minimum width of six feet with an unobstructed width of four feet.

(b) ADA approved tree well grates are considered as part of the unobstructed width.

(c) Construction of sidewalks must ensure a contiguous path for the pedestrian across private drives.

**SEC. 51P- \_\_\_\_ .116.                      SIGN.**

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

**SEC. 51P- \_\_\_\_ .117.                      ADDITIONAL PROVISIONS.**

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

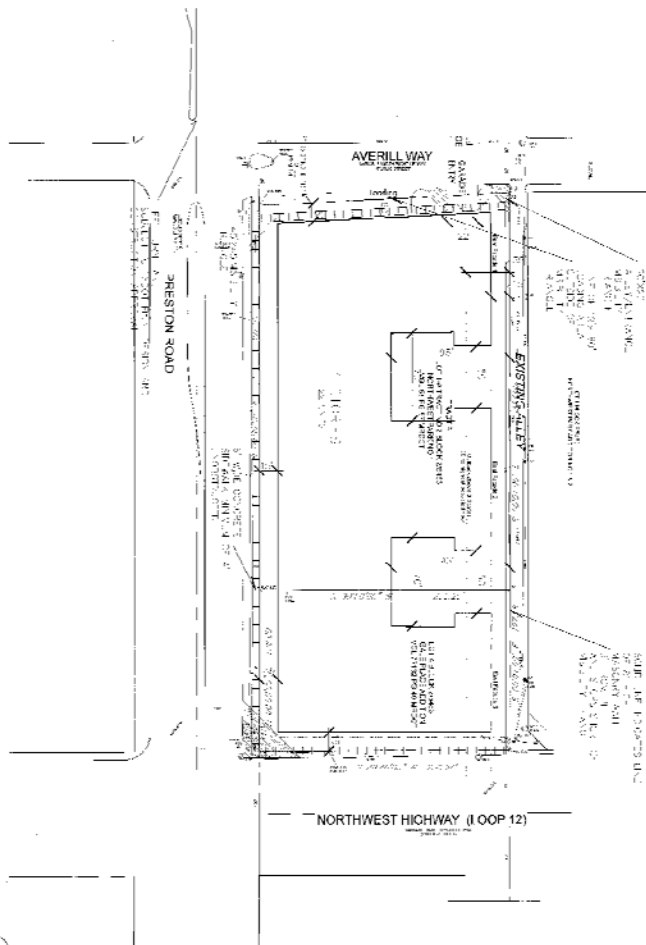
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P- \_\_\_\_ .118.                      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.

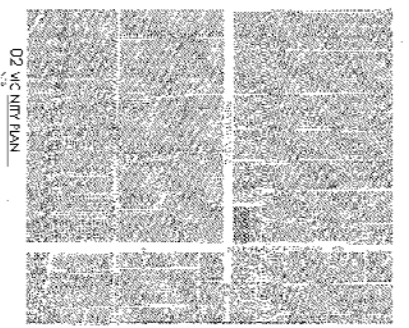
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

0' DEVELOPMENT PLAN



**Site Data**

Lot Area: 27,603 S.F. (631 sqm)  
 Zoning: Medium Density Residential (MDR)  
 L1: 10,000 S.F. (914 sqm)  
 L2: 10,000 S.F. (914 sqm)  
 L3: 7,603 S.F. (700 sqm)  
 L4: 0 S.F. (0 sqm)  
 L5: 0 S.F. (0 sqm)  
 L6: 0 S.F. (0 sqm)  
 L7: 0 S.F. (0 sqm)  
 L8: 0 S.F. (0 sqm)  
 L9: 0 S.F. (0 sqm)  
 L10: 0 S.F. (0 sqm)  
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 L68: 0 S.F. (0 sqm)  
 L69: 0 S.F. (0 sqm)  
 L70: 0 S.F. (0 sqm)  
 L71: 0 S.F. (0 sqm)  
 L72: 0 S.F. (0 sqm)  
 L73: 0 S.F. (0 sqm)  
 L74: 0 S.F. (0 sqm)  
 L75: 0 S.F. (0 sqm)  
 L76: 0 S.F. (0 sqm)  
 L77: 0 S.F. (0 sqm)  
 L78: 0 S.F. (0 sqm)  
 L79: 0 S.F. (0 sqm)  
 L80: 0 S.F. (0 sqm)  
 L81: 0 S.F. (0 sqm)  
 L82: 0 S.F. (0 sqm)  
 L83: 0 S.F. (0 sqm)  
 L84: 0 S.F. (0 sqm)  
 L85: 0 S.F. (0 sqm)  
 L86: 0 S.F. (0 sqm)  
 L87: 0 S.F. (0 sqm)  
 L88: 0 S.F. (0 sqm)  
 L89: 0 S.F. (0 sqm)  
 L90: 0 S.F. (0 sqm)  
 L91: 0 S.F. (0 sqm)  
 L92: 0 S.F. (0 sqm)  
 L93: 0 S.F. (0 sqm)  
 L94: 0 S.F. (0 sqm)  
 L95: 0 S.F. (0 sqm)  
 L96: 0 S.F. (0 sqm)  
 L97: 0 S.F. (0 sqm)  
 L98: 0 S.F. (0 sqm)  
 L99: 0 S.F. (0 sqm)  
 L100: 0 S.F. (0 sqm)



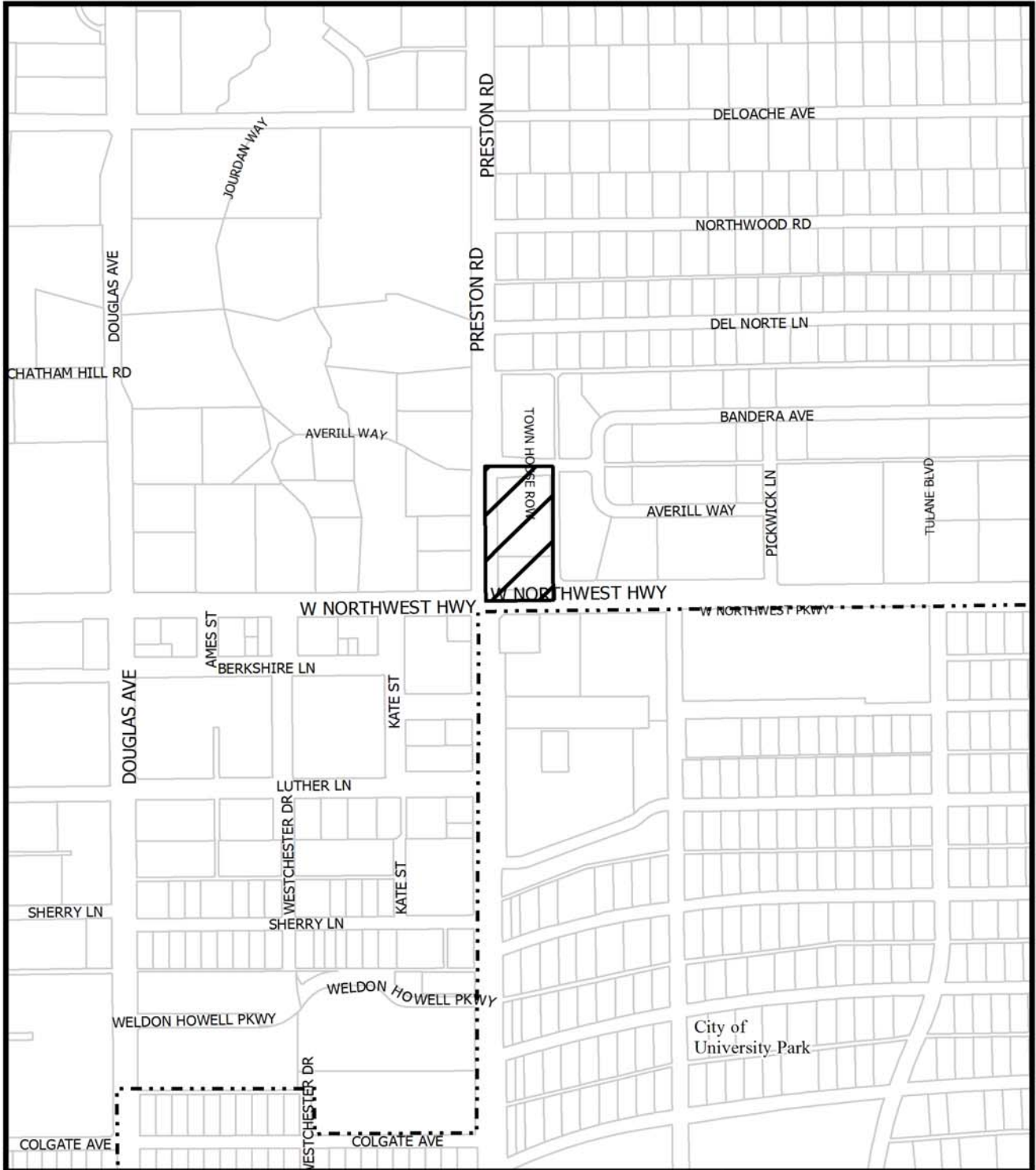
**PRESTON**  
 Northwest Highway

**TRANSWESTERN**  
 TRANSPORTATION

**MB**

19



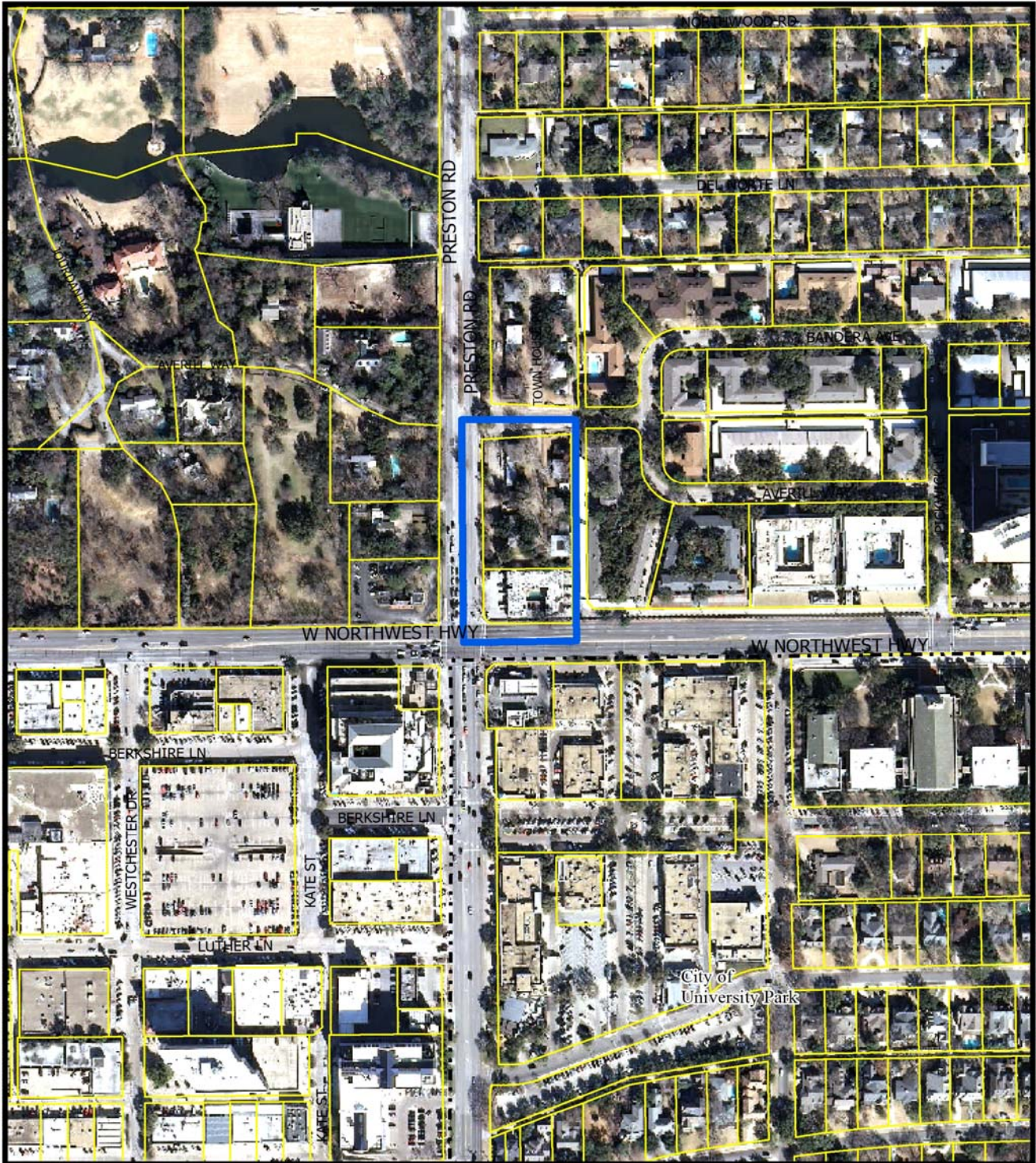


1:6,000

# VICINITY MAP

Case no:           Z134-250          

Date:           8/4/2015



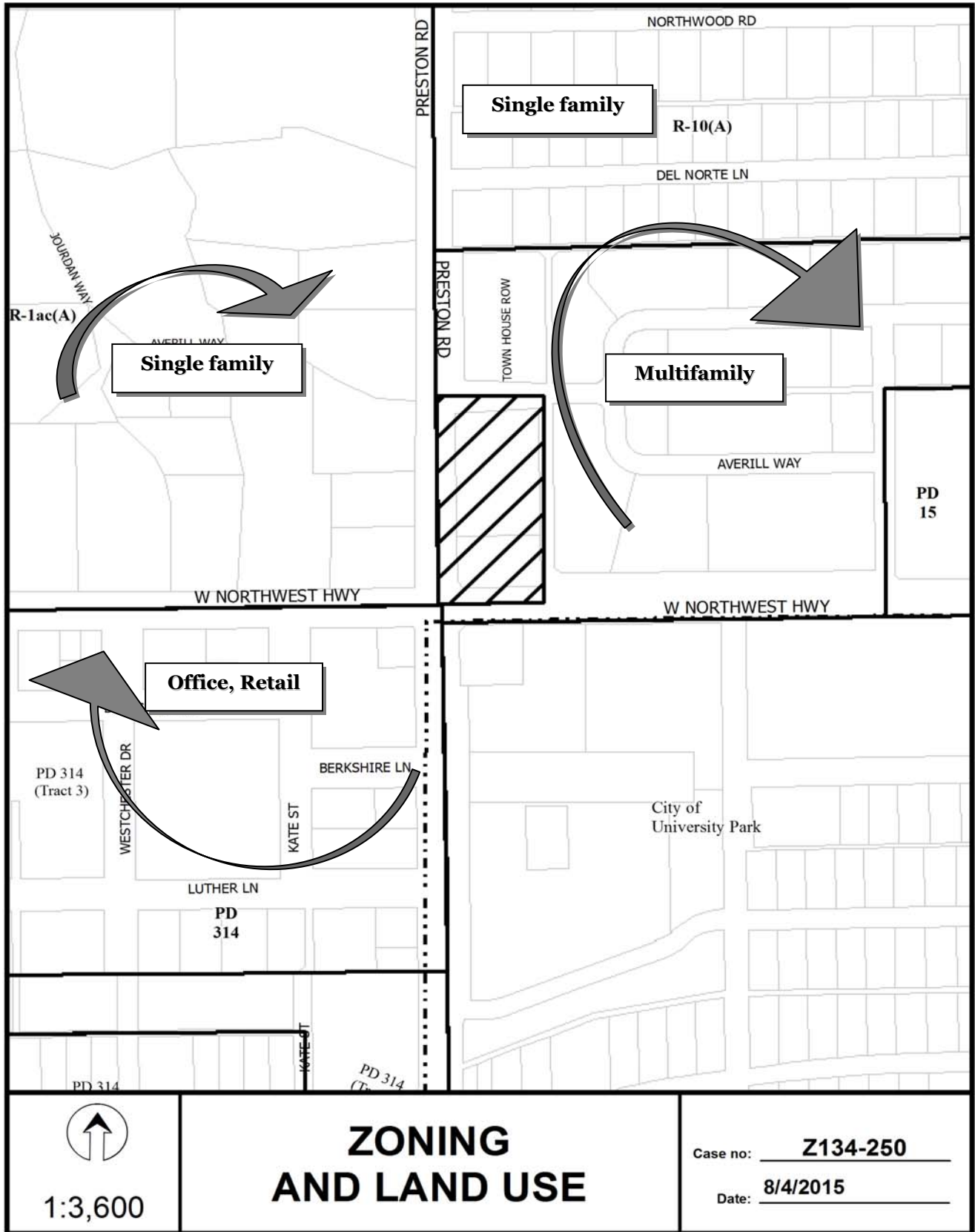
1:3,600

# AERIAL MAP

Case no:           Z134-250          

Date:           8/4/2015







<b>242</b>	Property Owners Notified (42 parcels)
<b>135</b>	Replies in Favor (11 parcels)
<b>24</b>	Replies in Opposition (8 parcels)
<b>500'</b>	Area of Notification
<b>9/3/2015</b>	Date <b>8/20/2015</b> Under Advisement

**Z134-250**  
**CPC**



1:2,400

09/17/2015

***Reply List of Property Owners******Z134-250******242 Property Owners Notified******135 Property Owners in Favor******24 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
O	1	8502 PRESTON RD	TOLEDO TEX LLC
O	2	8502 PRESTON RD	BOEHK DOUGLAS C
O	3	8502 PRESTON RD	TOLEDO TEX, LLC
	4	8504 TOWN HOUSE ROW	BRADFORD BRENDA R
	5	8505 TOWN HOUSE ROW	COX FRANCES Y
	6	8508 TOWN HOUSE ROW	LUBBOCK NATIONAL BANK CUSTODIAN FOR
	7	8509 TOWN HOUSE ROW	PRICE SAMUEL H &
	8	8512 TOWN HOUSE ROW	BRADY JOHN L JR
	9	8515 TOWN HOUSE ROW	HALE PATRICK R & NANCY H
	10	6008 DEL NORTE LN	PARKS JAMES B III &
X	11	6016 DEL NORTE LN	RICHARDS LUCILLE M
	12	6022 DEL NORTE LN	KAMATH SANDEEP &
X	13	6030 DEL NORTE LN	BOLIN ROSS
	14	6042 DEL NORTE LN	BROWN JAMES DAVID
	15	8603 PRESTON RD	MUELLER MARY ANN SMITH B
X	16	5923 AVERILL WAY	BRINKMANN LAKEVIEW
X	17	8605 PRESTON RD	RACHOFKY HOWARD EARL
O	18	8530 JOURDAN WAY	CUBAN MARK
	19	8515 PRESTON RD	EBBY HALLIDAY PPTIES INC
	20	5942 AVERILL WAY	BBIER-MUELLER J GABL & MY AN SMITH
X	21	5912 AVERILL WAY	BRINKMANN J BAXTER
X	22	6100 BANDERA AVE	BANDERA VILLA PPTIES INC
	23	5941 AVERILL WAY	BARBIERMULLER J GABRIEL &
	24	3933 NORTHWEST HWY	PARK CITIES BAPTIST
	25	4000 PICKWICK LN	EARL CLARK CARUTH IRREVOCABLE TRST
X	26	6036 DEL NORTE LN	NEWELL BRIAN L

09/17/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	5999 NORTHWEST HWY	EBBY HALLIDAY PPTIES INC
	28	8411 PRESTON RD	PRESTON CTR WEST JV
O	29	8421 PRESTON RD	MC PRESTON LP
	30	8307 PRESTON RD	ROBBINS SERAFINA ETAL
	31	8315 PRESTON RD	LOBELLA SAM INV
	32	5960 NORTHWEST HWY	CURRIN LAND JOINT VENTURE
	33	8300 PRESTON RD	HOUSTON RESTUARANT INC
	34	8300 PRESTON RD	CARUTH PRESTON ROAD L
	35	8400 PRESTON RD	CARUTH PRESTON ROAD L
	36	4001 NORTHWEST PKWY	CARUTH PRESTON ROAD L
	37	8424 PRESTON RD	7 ELEVEN INC
	38	6102 AVERILL WAY	BURNHAM MARY A
	39	6108 AVERILL WAY	PAEZ ELISA ANGELICA
	40	6102 AVERILL WAY	GERSHATER DAVID MICHAEL
	41	6104 AVERILL WAY	LAMMERS BETTY J
	42	6104 AVERILL WAY	TAIT CHARLES L & MARCIA A
	43	6106 AVERILL WAY	CRANFILL TRUST
	44	6106 AVERILL WAY	FOSTER ANGELIQUE
	45	6106 AVERILL WAY	ALEXANDER CORA LEISA
	46	6106 AVERILL WAY	BARHAM NAN E
	47	6108 AVERILL WAY	OSBURN JULIE & ALEX ROSS
	48	6108 AVERILL WAY	DAMUTH BRENDA J
	49	6108 AVERILL WAY	CURRIER JENNIFER & JOHN
	50	6110 AVERILL WAY	MOORE BONNIE B
	51	6110 AVERILL WAY	BOYER ELIZABETH A
	52	6110 AVERILL WAY	MANN LEIGH S
	53	6110 AVERILL WAY	HALL CAMERON
	54	6112 AVERILL WAY	KAY VIRGINIA L
	55	6112 AVERILL WAY	MEYER PEGGY M
	56	6112 AVERILL WAY	DEVOS LORN TODD
	57	6112 AVERILL WAY	LARA KATHERINE

09/17/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	6114 AVERILL WAY	SUTHERLIN KEVIN B
O	59	6103 AVERILL WAY	6103 AVERILL WAY LP
O	60	6103 AVERILL WAY	6103 AVERILL WAY LP
O	61	6103 AVERILL WAY	6103 AVERILL WAY LP
O	62	6105 AVERILL WAY	CHRISTON JAMES P &
O	63	6105 AVERILL WAY	6103 AVERILL WAY LP
O	64	6105 AVERILL WAY	6103 AVERILL WAY LP
O	65	6142 AVERILL WAY	KING DAVID GARDNER
O	66	6142 AVERILL WAY	BRENNAN JACK M
O	67	6144 AVERILL WAY	BERK ZELMA
O	68	6144 AVERILL WAY	COCHRAN LOLA MAE
O	69	6146 AVERILL WAY	SCHMIDT ROBERT TR & HELEN TR
O	70	6146 AVERILL WAY	RAWLINS JOAN ELIZABETH
O	71	6148 AVERILL WAY	CUMBY AUGUSTA MULLINS
O	72	6148 AVERILL WAY	TWIN CK CORPORATION
O	73	6150 AVERILL WAY	QUINN JOSEPH PATRICK
O	74	6150 AVERILL WAY	HARDISTY MATTHEW &
O	75	6142 AVERILL WAY	WILLIAMS RAND I &
O	76	6142 AVERILL WAY	HISE CLARK & SHARON
O	77	6144 AVERILL WAY	PICKENS RANDY H & JULIA D
O	78	6144 AVERILL WAY	NILES PATRICIA A
O	79	6146 AVERILL WAY	ANDREWS YVETTE P &
O	80	6146 AVERILL WAY	WILLIAMS PATRICK L & REBECCA H
O	81	6148 AVERILL WAY	PATOUT VENETIA
O	82	6148 AVERILL WAY	KUPFER SANDRA
O	83	6150 AVERILL WAY	MCCUISTION NIKI N
O	84	6150 AVERILL WAY	MOPSIK DONALD
O	85	6126 AVERILL WAY	LEAKE FRANCES WARLICK
O	86	6126 AVERILL WAY	STEIN 2001 REVOCABLE TRUST
O	88	6126 AVERILL WAY	HASBANY MARIA L & MICHAEL F
O	89	6126 AVERILL WAY	PAILET DAVID &

09/17/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	90	6126 AVERILL WAY	TATE MARIAN CLEARY TRUSTEE OF
O	91	6126 AVERILL WAY	ALGEO CHRISTIE ANN
O	92	6126 AVERILL WAY	LEVY RANDALL D &
O	93	6126 AVERILL WAY	SOMMERFIELD FRANK E & ELISSA
O	94	6126 AVERILL WAY	LEVINE GAIL
O	95	6126 AVERILL WAY	LIPSITZ MARCIE KIRKPATRICK
O	96	6126 AVERILL WAY	FRANKLIN SUSAN BEENE
O	97	6126 AVERILL WAY	OWEN SAMMY W & PATRICIA M
O	98	6126 AVERILL WAY	LAVERNE MCCALL FAMILY TRUST
O	99	6126 AVERILL WAY	CHISOLM MARTHA
O	100	6126 AVERILL WAY	DAVIS SARA ANN
O	101	6126 AVERILL WAY	KINDER NANCY A
O	102	6126 AVERILL WAY	GRACE J PETER
O	103	6126 AVERILL WAY	HIRSCH ELIZABETH
O	104	6126 AVERILL WAY	DILL ROBERT J & MARY ALLEN
O	105	6126 AVERILL WAY	MM MULTIPLE HOLDINGS LLC
O	106	6126 AVERILL WAY	DILL ROBERT J & MARY
O	107	6126 AVERILL WAY	DILL ROBERT J & MARY ELLEN
X	108	6025 AVERILL WAY	MURRAY JOHN &
X	109	6025 AVERILL WAY	BLOOM ANN EST OF
X	110	6025 AVERILL WAY	ALLMAN PPTY CO NO 3 LTD
X	111	6025 AVERILL WAY	GARRETT ROBERT K
X	112	6105 BANDERA AVE	LUCAS CYNTHIA ANGELINE
X	113	6105 BANDERA AVE	PARIS MARILYN G &
X	114	6105 BANDERA AVE	VENZ DAVID ONEAL JR
X	115	6105 BANDERA AVE	VENZ DAVID ONEAL JR
X	116	6109 BANDERA AVE	GARRETT JAMES E &
X	117	6109 BANDERA AVE	FORD VIRGINIA THOMPSON
X	118	6109 BANDERA AVE	CARLTON ANNA & THEO
X	119	6109 BANDERA AVE	FORD GARRY
X	120	6111 BANDERA AVE	DULUBOVA IRINA

09/17/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	121	6111 BANDERA AVE	BUENGER JULIAN
X	122	6111 BANDERA AVE	MEE TRACY M
X	123	6111 BANDERA AVE	HUGHES ANTHONY H &
X	124	6115 BANDERA AVE	GEOFFRAY JEANNE &
	125	6141 BANDERA AVE	ALTMAN HARLAN C III EST OF
	126	6141 BANDERA AVE	ALLEN ROBENA L
	127	6141 BANDERA AVE	FORSE KATHERINE D
	128	6141 BANDERA AVE	LIVELY ANNA RAND LIFE EST
	129	6145 BANDERA AVE	PORTER CROW
	130	6145 BANDERA AVE	WINDROW PARTNERS
	131	6145 BANDERA AVE	STONE SHARON
	132	6145 BANDERA AVE	WALKER SALLY HARRIS
	133	6151 BANDERA AVE	GRAVEL MICHAEL & CATHERINE
	134	6151 BANDERA AVE	FD JOURNEY VENTURE LLC
	135	6151 BANDERA AVE	FOUNTAIN JIMMIE C JR
	136	6151 BANDERA AVE	GRIMBALL LAURA E
O	137	6117 BANDERA AVE	SUTHERLIN JACKSON B
O	138	6119 BANDERA AVE	SMITH MARGARET KING
O	139	6119 BANDERA AVE	PLEMONS SUSANNA
O	140	6119 BANDERA AVE	GANANAJO LP
O	141	6119 BANDERA AVE	PLEMONS SUSANNA
O	142	6123 BANDERA AVE	DERRICK MICHAEL J & NANCY E
O	143	6123 BANDERA AVE	LEVITON ALBERT J
O	144	6123 BANDERA AVE	TUCKER JOE R & SYBIL E
O	145	6123 BANDERA AVE	RUSHING MARGARET A
O	146	6127 BANDERA AVE	CARTER LINDA GALE MCKASKLE
O	147	6127 BANDERA AVE	BISHOP SUE M
O	148	6127 BANDERA AVE	WEISS ROBIN T
O	149	6127 BANDERA AVE	MCELLROY ELIZABETH D
O	150	6131 BANDERA AVE	SELF DOROTHY TULLOS
O	151	6131 BANDERA AVE	MCCOWN LAYTON

09/17/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	152	6131 BANDERA AVE	KETCHEN GARY
O	153	6131 BANDERA AVE	MANDELL ALAN G & SHEILA
O	154	6135 BANDERA AVE	COLLINS MARY SHOOK
O	155	6135 BANDERA AVE	GOLDEN NELDA & STAN
O	156	6135 BANDERA AVE	FLORES KAREN
O	157	6135 BANDERA AVE	ROSSI LOUISE C
O	158	6137 BANDERA AVE	SUTHERLIN JOHNSON B
O	159	6109 AVERILL WAY	JACOBS JANET &
O	160	6111 AVERILL WAY	HOLLIS KELLYE
O	161	6113 AVERILL WAY	THOMAS KATHRYN COLLINS
O	162	6113 AVERILL WAY	BOWERS MARGARET
O	163	6113 AVERILL WAY	WILSON LINDA L
O	164	6113 AVERILL WAY	BOWSER DIANA AUTRY
O	165	6115 AVERILL WAY	ALLMAN CORA AMY
O	166	6115 AVERILL WAY	GORDON KIRK E
O	167	6115 AVERILL WAY	ALLEN ANN
O	168	6115 AVERILL WAY	MANNING CATHERINE GOFF
O	169	6117 AVERILL WAY	RUMBLES GENE A
O	170	6117 AVERILL WAY	COHEN LEWIS H TR
O	171	6117 AVERILL WAY	GREENBERG MINDY
O	172	6117 AVERILL WAY	CAVALIER PAGE GWENDOLYN
O	173	6117 AVERILL WAY	MALECHEK KEVIN
O	174	6119 AVERILL WAY	FOX JOE PAUL & CAROL K
O	175	6119 AVERILL WAY	ALLMAN PPTY CO 3
O	176	6119 AVERILL WAY	HAMMOCK RONALD L
O	177	6119 AVERILL WAY	SIRINOGLU CELINE C
O	178	6121 AVERILL WAY	BOWLES H RICHARD TR
O	179	6121 AVERILL WAY	CASSTRES LTD
O	180	6121 AVERILL WAY	PMA FAMILY TRUST
O	181	6121 AVERILL WAY	GILLIS VERN D
O	182	6123 AVERILL WAY	EDWARDS JARRETT & BONNIE



09/17/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	183	6125 AVERILL WAY	LERMA PEDRO JR & AMY L
O	184	6026 AVERILL WAY	YOUNG YVONNE Y
O	185	6026 AVERILL WAY	SORENSEN SETH A
O	186	6026 AVERILL WAY	GRAVEL MCHL MTN & CTINE HERMANN
O	187	6026 AVERILL WAY	FREELAND LENA FAYE
O	188	6036 AVERILL WAY	HUCKABAY SANDY C
O	189	6036 AVERILL WAY	BOWLES LLOYD S JR
O	190	6036 AVERILL WAY	AYOOB MICHAEL L & SUSAN S AYOOB
O	191	6036 AVERILL WAY	BRANDT CATHY
O	192	6040 AVERILL WAY	ALLMAN PPTY CO
O	193	6042 AVERILL WAY	FROELICH KATHERINE M
O	194	6042 AVERILL WAY	HALL MARC W & SUSAN H
O	195	6052 AVERILL WAY	MOONEY LOIS O EST OF
O	196	6052 AVERILL WAY	GRIGGS URIEL H &
O	197	6052 AVERILL WAY	SHOR MORJORIE L
O	198	6052 AVERILL WAY	MACLEOD MARTHA J
O	199	6060 AVERILL WAY	FED NATL MTG ASSN
O	200	6060 AVERILL WAY	WARD MARION
O	201	6060 AVERILL WAY	BARGATZE SHERRIE L
O	202	6060 AVERILL WAY	HALL MARC & SUSAN HALL
O	203	6070 AVERILL WAY	OTTO JOHN &
O	204	6070 AVERILL WAY	BAUMGARDNER BETTY JANE
O	205	6070 AVERILL WAY	MILLER LASANDRA &
O	206	6070 AVERILL WAY	TWOMBLY MARGARET B
O	207	6078 AVERILL WAY	MCMINN JOY S REVOCABLE TRUST
O	208	6078 AVERILL WAY	BENNETT HELEN H
O	209	6078 AVERILL WAY	BENNETT HELEN H
O	210	6078 AVERILL WAY	PETRASH MARTA & YURIY SATAROV
O	211	6042 AVERILL WAY	ARNOLD JAMES F
O	212	8603 TOWN HOUSE ROW	SHIVER ELAINE F
O	213	8606 TOWN HOUSE ROW	BOX WILLIAM G & LESLIE G

09/17/2015

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	214	8607 TOWN HOUSE ROW	PUCKETT LAWRENCE V &
O	215	8610 TOWN HOUSE ROW	RIGAS KELLY &
O	216	8611 TOWN HOUSE ROW	SMITH PAMELA
O	217	8614 TOWN HOUSE ROW	TAYLOR STERLING BURKS TR
	218	6130 BANDERA AVE	HAMILTON ANNE GOODE
	219	6130 BANDERA AVE	GANELES VIOLA
	220	6130 BANDERA AVE	LINDSEY JOY
	221	6130 BANDERA AVE	SHEINBERG BETTY
	222	6134 BANDERA AVE	CORDELL FRANCES E
	223	6134 BANDERA AVE	BOWLES JAMES C & MARTHA
	224	6134 BANDERA AVE	MONACO HALEY
	225	6134 BANDERA AVE	TOMPKINS R CHRIS JR
	226	6148 BANDERA AVE	EDMONDSON JAMES H TESTMARY TRUST
	227	6148 BANDERA AVE	HOPKINS CHERYL LEIGH
	228	6148 BANDERA AVE	INGRAM DEBORAH LYNN
	229	6148 BANDERA AVE	MAYES SARA B
	230	6152 BANDERA AVE	CARREKER ROBIN FRANCIS
	231	6152 BANDERA AVE	PRIDEAUX LISA LUCILE
	232	6152 BANDERA AVE	HARRIS BETTE
	233	6152 BANDERA AVE	THWEATT REBECCA
	234	6138 BANDERA AVE	PRICE MARTIN L
	235	6138 BANDERA AVE	TABERNASH HOLDINGS LLC
	236	6138 BANDERA AVE	LOCKE CLAUDE POLK III & EBETH BATES
	237	6138 BANDERA AVE	DAWSON DAN PAUL
	238	6144 BANDERA AVE	NORTON STEPHEN H
	239	6144 BANDERA AVE	WEISBERG MICHAEL F
	240	6144 BANDERA AVE	MITCHELL MICHAEL T
	241	6144 BANDERA AVE	ANNA R LATHAM
	242	6140 BANDERA AVE	PRINCE SAMANTHA
O	A1	6126 AVERILL WAY	MERRELL DOROTHY JEAN