

**FILE NUMBER:** Z223-321(LC) **DATE FILED:** August 16, 2023

**LOCATION:** Southwest corner of Genstar Lane and Davenport Road

**COUNCIL DISTRICT:** 12

**SIZE OF REQUEST:** 2.57 acres **CENSUS TRACT:** 48085031709

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**REPRESENTATIVE:** Bill Dahlstrom, Jackson Walker

**OWNER:** West Plano Montessori, Inc.

**APPLICANT:** Ping Interest, Inc.

**REQUEST:** An application for a TH-3(A) Townhouse District on property zoned a CR Community Retail District.

**SUMMARY:** The purpose of the request is to allow single family on the property.

**STAFF RECOMMENDATION:** Approval.

**CPC RECOMMENDATION:** Approval.

**BACKGROUND INFORMATION:**

- The area of request is currently a vacant lot zoned a CR Community Retail District, with a lot area of 111,949 square feet (2.57 acres).
- This is a corner lot on the southwest corner of Genstar Lane and Davenport Road, with frontage on both Genstar Lane and Davenport Road.
- The applicant proposes the property be rezoned to TH-3(A) Townhouse District to allow single family. To accomplish this, the applicant is requesting a general zoning change.

**Zoning History:**

There have been no zoning cases in the area in the last five years.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type         | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Genstar Lane        | Local Street | -                     |
| Davenport Road      | Local Street | -                     |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The 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 1.1.5** Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

**GOAL 1.3** PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

**Policy 1.3.1** Create housing opportunities throughout Dallas.

**LAND USE ELEMENT**

**GOAL 2.1** PROMOTE BALANCED GROWTH

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

**GOAL 2.5** FOSTER A CITY OF GREAT NEIGHBORHOODS

**Policy 2.5.1** Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

**URBAN DESIGN ELEMENT**

**GOAL 5.2** STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

**Policy 5.2.1** Maintain neighborhood scale and character.

**NEIGHBORHOOD PLUS**

**POLICY 4.3** Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

**POLICY 5.2** Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

**Land Use:**

|              | <b>Zoning</b>   | <b>Land Use</b>                   |
|--------------|---|-----------------------------------|
| <b>Site</b>  | CR Community Retail   | Undeveloped                       |
| <b>North</b> | R-7.5(A) Single Family with Deer Restrictions DRs [Z778-195]      | Single family                     |
| <b>South</b> | CR Community retail, Area D within PD No. 268                     | Private school, commercial retail |
| <b>East</b>  | R-7.5(A) Single Family with Deer Restrictions with DRs [Z778-195] | Single family                     |
| <b>West</b>  | CR Community Retail   | Community retail                  |

**Land Use Compatibility:**

The area of request is currently a vacant lot zoned a CR Community Retail District on the southwest corner of Genstar Lane and Davenport Road. The area of request is currently undeveloped.

To the north and east of the property are single family uses zoned an R-7.5(A) Single Family District with deed restrictions [Z778-195]. Immediately to the south is a private school zoned a CR District, and further to the south are commercial retail uses zoned Area D within PD No. 268. To the west of the property are commercial retail uses zoned a CR District. Staff finds the proposed single family use to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning from a CR District to a TH-3(A) District to be appropriate for this area that has pre-existing residential uses adjacent to the site in various directions. This compatibility is further reflected in the development standards comparison table below.

**Development Standards**

Following is a comparison of the development standards of the current CR District and the proposed TH-3(A) District.

| <b>District</b> | <b>Setback</b> |   | <b>Density</b>                 | <b>Height</b>    | <b>Lot Cvrg</b> | <b>Special Standards</b>            | <b>Primary Uses</b>                  |
|-----------------|----------------|---|--------------------------------|------------------|-----------------|-------------------------------------|--------------------------------------|
|                 | <b>Front</b>   | <b>Side/Rear</b>                              |                                |                  |                 |                                     |                                      |
| Existing:<br>CR | 15'            | 20' adjacent to residential<br>OTHER: No Min. | 0.75 FAR overall<br>0.5 office | 54'<br>4 stories | 60%             | Proximity Slope<br>Visual Intrusion | Retail & personal service,<br>office |

|                      |    |    |   |     |     |                           |               |
|----------------------|----|----|---|-----|-----|---------------------------|---------------|
| Proposed:<br>TH-3(A) | 0' | 0' | 12 Dwelling<br>Units/Acre<br>(3,630 sf avg<br>per du) | 36' | 60% | Min. Lot: 2,000<br>sq. ft | Single family |
|----------------------|----|----|---|-----|-----|---------------------------|---------------|

**Landscaping:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in the TH districts is one space per dwelling unit. The applicant will be required to comply with standard parking ratios at permitting.

**Market Value Analysis:**

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within a "B" MVA area. To the west and south is a "C" MVA area.

**List of Officers**

Ping Interest, Inc. (Applicant)

Don Ping, President

West Plano Montessori, Inc. (Owner)

Raghubir K. Khandpur, President

Jatinder P. Khandpur, Vice President

**CPC Action**  
**January 18, 2024**

**Motion:** It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned a CR Community Retail District, on the southwest corner of Genstar Lane and Davenport Road.

Maker: Haqq  
Second: Rubin  
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Shidid,  
Carpenter, Wheeler-Reagan, Blair\*, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 0  
Vacancy: 1 - District 4

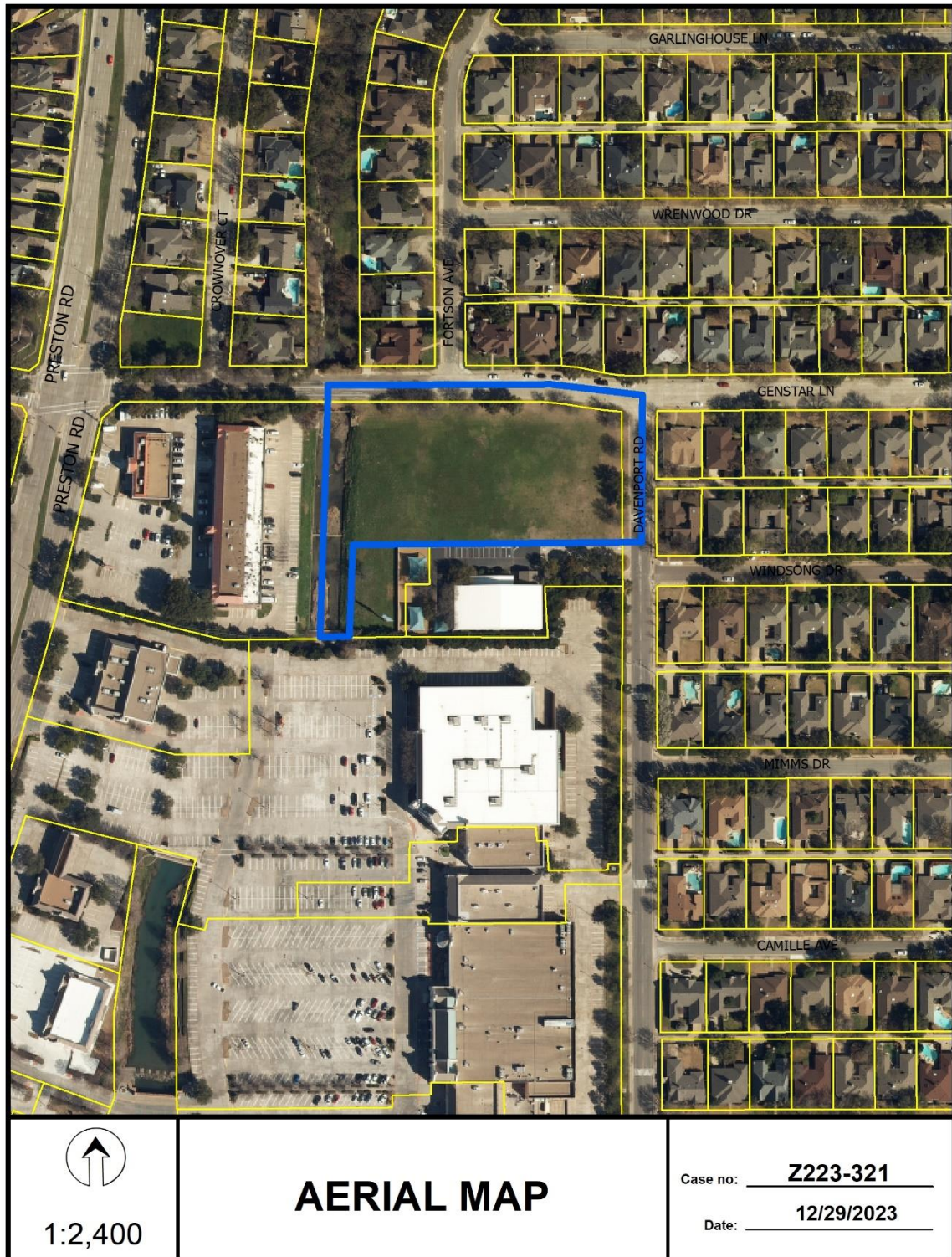
\*out of the room, shown voting in favor

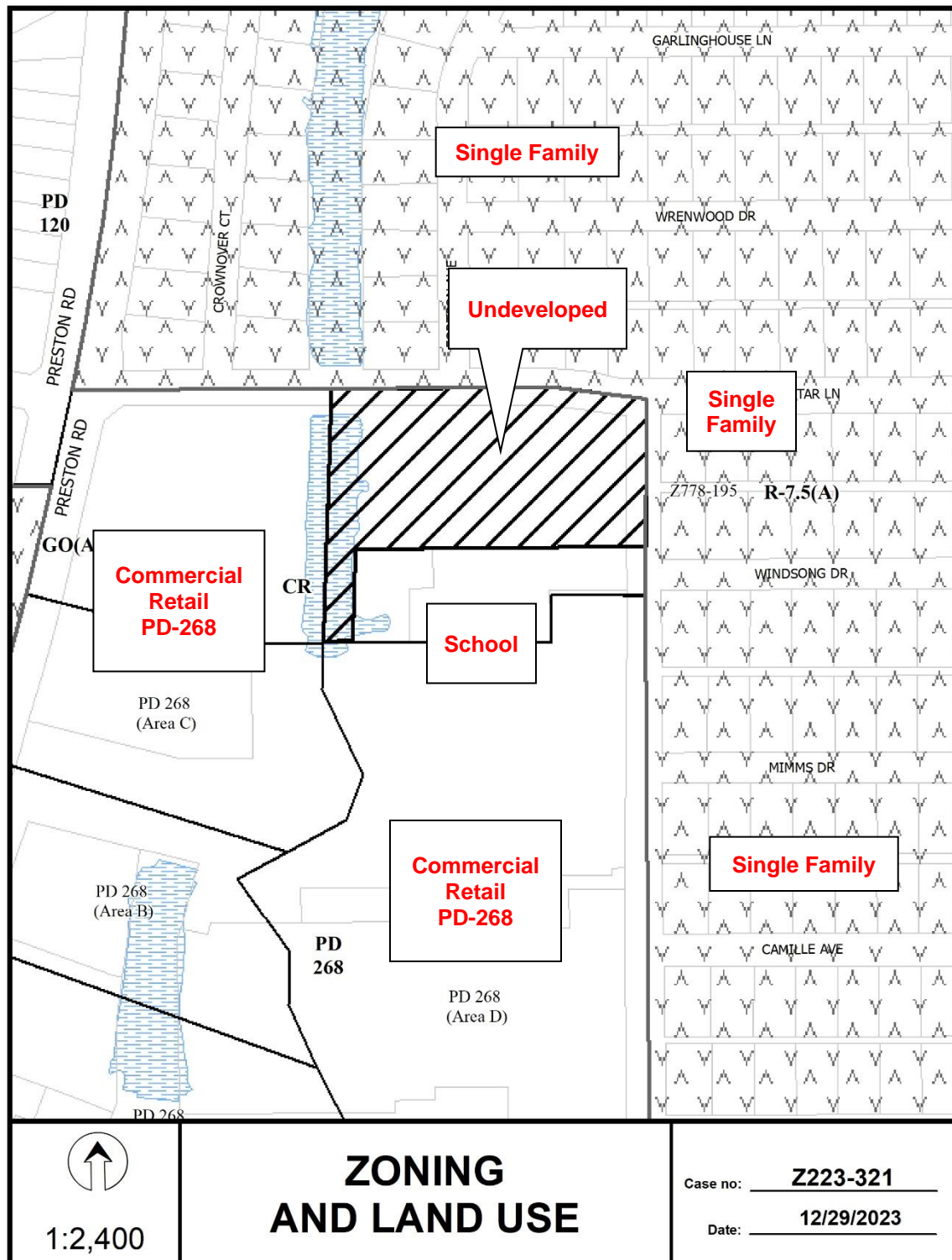
|                 |           |            |
|-----------------|-----------|------------|
| <b>Notices:</b> | Area: 300 | Mailed: 50 |
| <b>Replies:</b> | For: 2    | Against: 2 |

**Speakers:** For: Luke Franz, 2323 Ross Ave., Dallas, TX 76116  
Against: None  
Against (Did not speak): Teresa Abbott, 6404 Windsong Dr., Dallas, TX, 75252

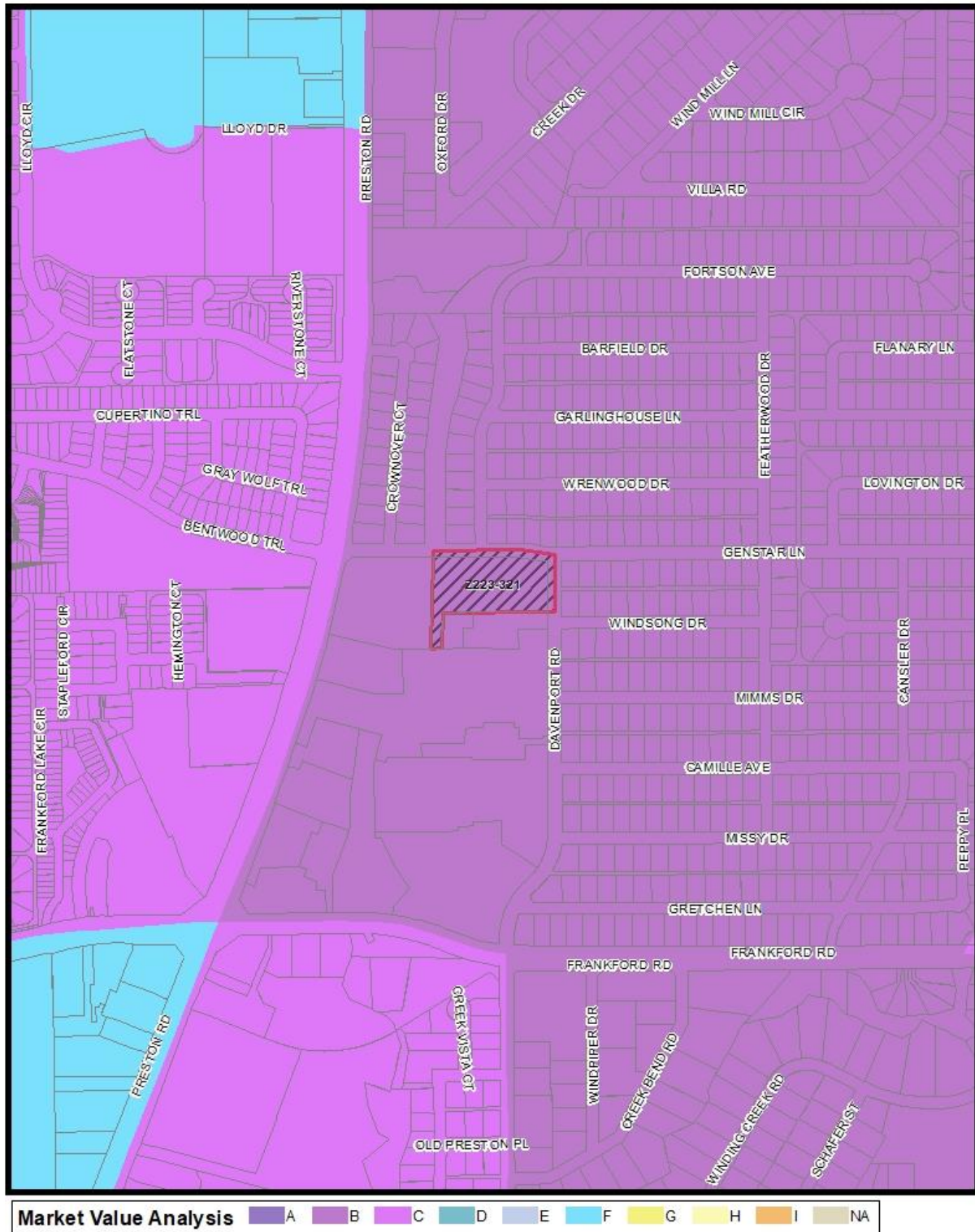








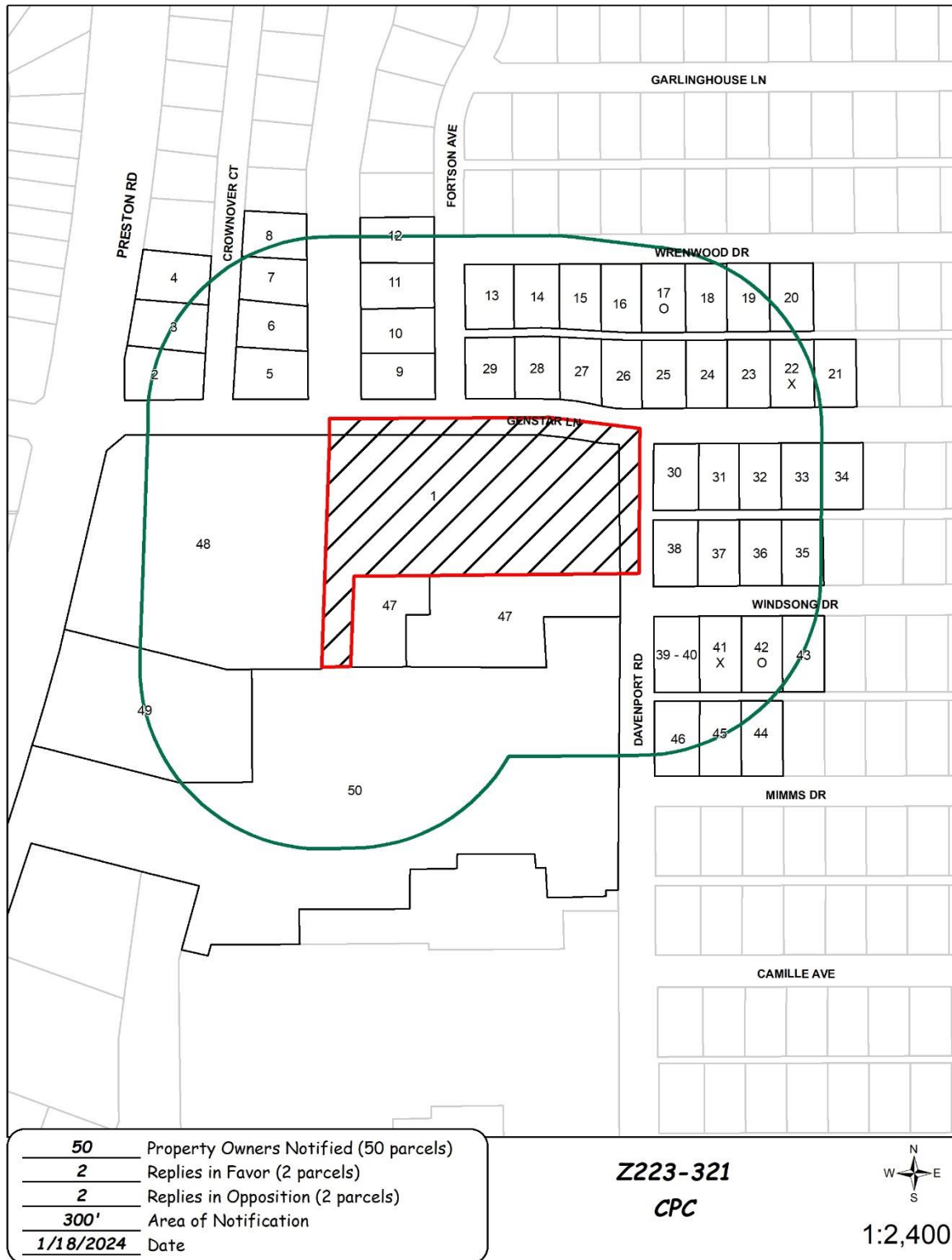




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## Market Value Analysis

Printed Date: 12/29/2023



01/17/2024

***Reply List of Property Owners******Z223-321******50 Property Owners Notified      2 Property Owners in Favor      2 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>                           |
|---------------------|-----------------------|-----------------------|---|
|                     | 1                     | GENSTAR LN            | WEST PLANO MONTESSORI INC                     |
|                     | 2                     | 18505 CROWNOVER CT    | SWANSON JEFFREY &                             |
|                     | 3                     | 18509 CROWNOVER CT    | SEDIG PROPERTIES LP                           |
|                     | 4                     | 18515 CROWNOVER CT    | Taxpayer at                                   |
|                     | 5                     | 18504 CROWNOVER CT    | NUDELMAN OLEG & MARGARET<br>REVOCABLE TRUST & |
|                     | 6                     | 18508 CROWNOVER CT    | PONCE CEDRIC &                                |
|                     | 7                     | 18512 CROWNOVER CT    | ANDERSON STEVEN RAY &                         |
|                     | 8                     | 18516 CROWNOVER CT    | WARNICK SCOTT B                               |
|                     | 9                     | 18503 FORTSON AVE     | MILLER WILMA JUNE SHEPARD                     |
|                     | 10                    | 18507 FORTSON AVE     | HOSSEINY HOSSEIN M                            |
|                     | 11                    | 18511 FORTSON AVE     | YS INVESTMENTS LLC                            |
|                     | 12                    | 18515 FORTSON AVE     | Taxpayer at                                   |
|                     | 13                    | 6404 WRENWOOD DR      | DREXLER NANCY                                 |
|                     | 14                    | 6408 WRENWOOD DR      | CAIN JOHN JEFFERY                             |
|                     | 15                    | 6412 WRENWOOD DR      | MALONEY DANA NEVILL &                         |
|                     | 16                    | 6416 WRENWOOD DR      | ANASTASI APRIL                                |
| O                   | 17                    | 6420 WRENWOOD DR      | BRYANT MARK L & NANCY K                       |
|                     | 18                    | 6424 WRENWOOD DR      | CASILLO DIANE K                               |
|                     | 19                    | 6428 WRENWOOD DR      | NGUYEN TAM D & LY T                           |
|                     | 20                    | 6432 WRENWOOD DR      | MCKUHN ADVENTURES LLC                         |
|                     | 21                    | 6435 GENSTAR LN       | WHEELER FAMILY LIVING TRUST                   |
| X                   | 22                    | 6431 GENSTAR LN       | ZIMMERMANN ANDREW D                           |
|                     | 23                    | 6427 GENSTAR LN       | GRINDLE DENNIS F & PAULETTE L                 |
|                     | 24                    | 6423 GENSTAR LN       | MITCHELL LISA B                               |
|                     | 25                    | 6419 GENSTAR LN       | BELEW ROLA & SHERRY                           |
|                     | 26                    | 6415 GENSTAR LN       | BRUSNIAK JOHN JR                              |

01/17/2024

|   | <i>Reply</i> | <i>Label #</i> | <i>Address</i>     | <i>Owner</i>                  |
|---|--------------|----------------|--------------------|-------------------------------|
|   |              | 27             | 6411 GENSTAR LN    | SCHLEMMER GREGG               |
|   |              | 28             | 6407 GENSTAR LN    | CHEN NA                       |
|   |              | 29             | 6403 GENSTAR LN    | GIBSON DEIRDRE A              |
|   |              | 30             | 6420 GENSTAR LN    | KHAN SHAMIM & AMINUR R        |
|   |              | 31             | 6424 GENSTAR LN    | DILLENBACK BRADFORD           |
|   |              | 32             | 6428 GENSTAR LN    | DAVIS PETER H & BARBARA J     |
|   |              | 33             | 6432 GENSTAR LN    | HILL AUSTIN & RILEY           |
|   |              | 34             | 6436 GENSTAR LN    | JENNINGS ANGELA               |
|   |              | 35             | 6415 WINDSONG DR   | MOHLE AARON & MEGAN           |
|   |              | 36             | 6411 WINDSONG DR   | HATHAWAY RYAN N               |
|   |              | 37             | 6407 WINDSONG DR   | BOLIN MARY C LIVING TRUST THE |
|   |              | 38             | 6403 WINDSONG DR   | AVILA DAPHNE COXON            |
|   |              | 39             | 6404 WINDSONG DR   | ABBOTT FAMILY TRUST THE &     |
|   |              | 40             | 6404 WINDSONG DR   | WHITE DOMINIC &               |
| X |              | 41             | 6408 WINDSONG DR   | ONG JASON C &                 |
| O |              | 42             | 6412 WINDSONG DR   | ISOM RODNEY N & MARGARET T    |
|   |              | 43             | 6416 WINDSONG DR   | CAMPBELL KATHARINE G          |
|   |              | 44             | 6411 MIMMS DR      | NEGASH AMELWORK G             |
|   |              | 45             | 6407 MIMMS DR      | SOKATCH JOHN C & LAURA A      |
|   |              | 46             | 6403 MIMMS DR      | AMINI MOHSEN                  |
|   |              | 47             | 18303 DAVENPORT RD | LCP DALLAS DAYCARE OWNER LLC  |
|   |              | 48             | 18484 PRESTON RD   | PRESTON HIGHLAND RETAIL LLC   |
|   |              | 49             | 18410 PRESTON RD   | PRESTON ROAD ASSOC LTD        |
|   |              | 50             | 18224 PRESTON RD   | PRESTON ROAD ASSOC LTD        |