

**Planner: Teaseia Blue**

**FILE NUMBER:** D234-004(TB)

**DATE FILED:** December 12, 2023

**LOCATION:** Along the east line of Interstate Highway 45, north of Simpson Stuart Road

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** ±100.979 acres

**CENSUS TRACT:** 48113020200

**MISCELLANEOUS DOCKET ITEM**

**REPRESENTATIVE:** Alex Camunez - Westwood Professional Services

**OWNER/ APPLICANT:** North Texas Natural Select Material, LLC

**REQUEST:** An application for a development plan on property zoned Subareas A and B within Planned Development No. 778.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 778**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=778>

**BACKGROUND INFORMATION:**

**Planned Development District NO. 778** was established by Ordinance No. 25301, passed by the Dallas City Council on March 26, 2008. (Ord. 27141)

**SEC. 51P-778.106 - Conceptual Plan**

- (a) Development and use of the Property must comply with the conceptual plan (Exhibit 778A), except that the access points shown on the conceptual plan are approximate locations only. The permanent locations of the access points must be shown on the development plan. (Ord. 27141)
- (b) This district is divided into two subareas as shown on the conceptual plan: Subarea A is the area within 500 feet of Interstate 45 and Subarea B is the remainder of the Property. (Ord. 27141)

**SEC. 51P-778.107- Development Plan**

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. The development plan must comply with the conceptual plan and the text of this ordinance. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 27141)

**REQUEST DETAILS:**

The request seeks approval of a development plan for crop production.

The new development for the area of request will be used for a community garden, farm/ranch, or urban garden as defined in Planned Development District No. 778 and Chapter 51A-4.201(3) - Agricultural Uses section. This site contains an existing sediment basin. At the time of this request, the applicant is not proposing any structures to be constructed on site.

This site has one ingress/egress access point to the east of the site from Bird lane.

A traffic impact analysis was reviewed by the Engineering Division of Development Services. Staff did not have objections to the proposal of a crop production being developed on the property.

A City Plan Commission approved landscape plan is not required for this case. Landscaping will be reviewed at permitting and conform to Article X. The Arborist division of Development Service did not have any objections to this request.

Upon review of the proposed development plan, staff has determined that the request complies with the requirements set forth by Subarea A and B within Planned Development District No. 778 conditions and does not impact any other provisions of the ordinance permitting this use.

D234-004(TB)

List of Officers
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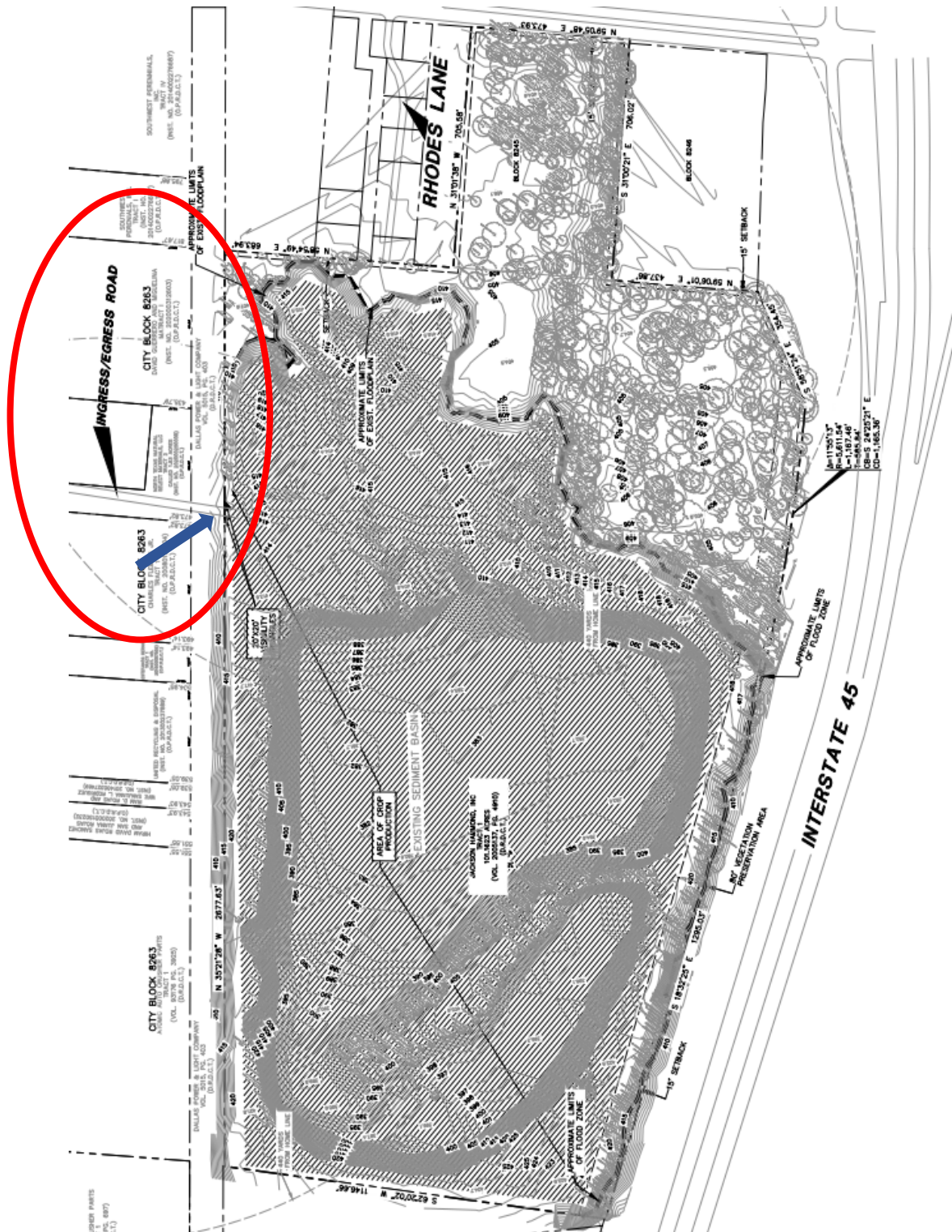
North Texas Natural Select Materials, LLC

Barry Rich, Manager

William (Bill) Penz, Manager



## Proposed Development Plan - Enlarged





*Aerial View*



