

FILE NUMBER: Z212-122(OA)

DATE FILED: October 26, 2021

LOCATION: Southwest corner of Preston Road and McCallum Boulevard

COUNCIL DISTRICT: 11

SIZE OF REQUEST: ± 7.195 acres

CENSUS TRACT: 136.11

REPRESENTATIVE: Andrew Ruegg, Masterplan

OWNER/APPLICANT: Amber Trail Owner, LLC

REQUEST: An application for a Planned Development District for an LO(A) Limited Office District and restaurant with drive-in or drive-through service uses on a property zoned an LO-1 Limited Office District with deed restrictions [Z923-222].

SUMMARY: The purpose of the request is to allow for a restaurant with drive-in or drive-through service use on the site, removing the limited nature for service uses typical of the LO(A) District.

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

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

BACKGROUND INFORMATION:

- The applicant provided a revised development plan on June 22, 2022, that addressed the engineering issues.
- The applicant provided a revised development plan on June 3, 2022, that added a patio for customers, a pedestrian striping, and a future sidewalk.
- The subject site is currently developed with office uses and parking structures.
- The purpose of the request is to allow for a restaurant with drive-in or drive-through service use on the site, removing the limited nature for service uses typical of the LO(A) District.
- The existing deed restrictions [Z923-222] were accepted by City Council on May 14, 1997. The applicant will maintain the existing deed restrictions which require specific landscaping, setbacks, height, and driveway openings along with Preston and Campbell Roads.

Zoning History:

There have been no zoning requests in the surrounding area in the past five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Preston Road	Principal Arterial	100'
McCallum Boulevard	Community Collector	80'

Traffic:

The Transportation Development Services Division of the Transportation Department reviewed a traffic assessment of the proposed drive-through dated January 31, 2022, and a traffic impact analysis dated February 25, 2022. These reports evaluate a proposed a coffee shop with drive thru and an estimated increase in office occupancy at the subject site. The studies evaluated existing infrastructure and the impact of the proposed development. Anticipated motor vehicle traffic will overlap with school traffic at the subject driveway on Preston Road at McCallum as well as foot traffic to/from the adjacent school located north of the site. The study's recommendation to adjust signal timings is not a practical solution. However, City staff has responded to recent requests related to school traffic at the subject driveway. City recently installed signs to prohibit right turn on red to allow for a protected turn (i.e. green arrow) for northbound lefts into the driveway. Therefore, engineering staff recommends the proposed development to volunteer the enhancement of both corners of the subject driveway to include pedestrian crosswalk, barrier free ramps and signal phase in compliance with ADA/PROWAG.

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 land use goals and policies of the comprehensive plan:

GOAL 2.1 Promote Balanced Growth.

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

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.

	Zoning	Land Use
Site	LO-1 Light Office with Deed Restrictions [Z923-222]	Office uses
North	Planned Development District No. 995	School
East	CR Community Retail	Office, retail, restaurant with drive-through, car wash, and financial institution
South	NO(A)	Office uses
West	Planned Development District No. 622	Single family (townhouses)

Land Use Compatibility:

The area of request is currently developed with office buildings and structured parking. North of the area of request is a school that serves PreK through adult. To the east are offices, retail, a restaurant with a drive-through, a car wash, and a financial institution. To the south is an office use and to the west of the area of request is a single-family townhouse development.

The purpose of the request is to allow for a restaurant with drive-in or drive-through service use on the site and intends to maintain a LO(A) District. The existing LO-1 District represents a group of uses that is restricted to office uses that predominantly serve neighborhood or community needs. In addition, certain limited-service uses are allowed where they are contained primarily within the building and primarily serve the occupants of the building and not the public. On the other hand, and after a development Impact review, the proposed PD would allow for a restaurant with drive-in or drive-through service use and uses permitted in LO(A) Districts that include all allowed uses in LO-1, LO-2, and LO-3 Districts. Note that the allow uses within these LO(A) districts are the same. However, the density, and height intensity increases depending on the LO(A) district as indicated on the development standard table depicted below. However, note that there are current deed restrictions that limits the height to 50 feet.

Therefore, staff supports the proposed rezoning since the surrounding uses are compatible with the proposed an application for a Planned Development District for LO(A) Limited Office District and restaurant with drive-in or drive-through service uses, the request complies with land use goals and policies of the ForwardDallas Comprehensive Plan by ensuring that zoning is flexible enough to respond to changing economic conditions, and the current deed restrictions that limits the height of the buildings.

Development Standards:

DISTRICT	SETBACKS		FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: LO-1 Limited Office with Deed Restrictions [Z923-222]	15' or an additional 20' if the structure is over 45' in height. 50' along Campbell Road	20' if adjacent to any residential zoning 0' for all others. An additional side and rear yard setback of one foot for each two feet in height above 45	1.0	*50' plus mechanical RPS applies	80%	Office/ Personal Service
FYI LO-1 Limited Office (information included for comparison reasons)	15' or an additional 20' if the structure is over 45' in height.	20' if adjacent to any residential zoning 0' for all others. An additional side and rear yard setback of one foot for each two feet in	1.0	70'	80%	Office/ Personal Service

DISTRICT	SETBACKS		FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
		height above 45				
proposed: Planned Development District for LO-1 base with Deed Restrictions [Z923-222]	15' or an additional 20' if the structure is over 45' in height 50' along Campbell Road	20' if adjacent to any residential zoning 0' for all others. An additional side and rear yard setback of one foot for each two feet in height above 45	1.0 (LO-1)	*50' plus mechanical RPS applies	80%	Office/ Personal Service & restaurant with drive-in or drive-through service uses

*Z923-222 Deed Restrictions will remain in-effect.

The existing Deed Restriction [Z923-222] further restrict the property to a 15-foot-wide landscaping zone along Campbell and Preston Roads, limit the height of buildings to 50 feet except along the along Campbell Road which are restricted to one-story buildings within 100 feet of the street right-of-way. Furthermore, the restrictions limit the building setback along Campbell Road to a minimum of 50 feet.

Use Comparison Table:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing LO-1	Proposed PD (with LO-1 base)
Use		
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•

	Existing LO-1	Proposed PD (with LO-1 base)
Use		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	•
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	•	•
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
An organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult daycare facility	L	L
Cemetery or mausoleum	S	S
Child-care facility	L	L
Church	•	•
College, university, or seminary	•	•

	Existing LO-1	Proposed PD (with LO-1 base)
Use		
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	•	•
Foster home		
Halfway house		
Hospital		
Library, art gallery, or museum	•	•
Public or private school	R/S	R/S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general-purpose shelter	•	•
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	•	•
A financial institution without a drive-in window	•	•
A financial institution with a drive-in window	S	S
A medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
A private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		
Group residential facility		
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		

	Existing LO-1	Proposed PD (with LO-1 base)
Use		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	•	•
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school	•	•
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with a drive-through		
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		
Household equipment and appliance repair		
Liquor store		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Mortuary, funeral home, or commercial wedding chapel		
Paraphernalia shop		
Pawnshop		
Personal service use	•	•
Restaurant without drive-in or drive-through service	•	•
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truckstop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		

	Existing LO-1	Proposed PD (with LO-1 base)
Use		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant	•	•
Electrical substation	•	•
Local utilities	•	•
Police or fire station	S	S
Post office	S	S
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed		
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	•	•
Recycling drop-off for special occasion collection	•	•

	Existing LO-1	Proposed PD (with LO-1 base)
Use		
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for each use.

Landscaping:

Landscaping of the property must be provided in accordance with Article X, as amended. In addition, the deed restrictions require a 15-foot-wide landscaping zone along Preston and Campbell Roads. The property fronts on Preston Road. The landscape zone must contain a three-foot-high sodded berm to screen parking, with a minimum of four trees of four-inch caliper per 100 linear feet.

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 more precisely target intervention strategies 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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized.

LIST OF OFFICERS

Amber Trail Owner, LLC

MITCHELL JHEVASSE, Manager

HARRY LAKE, Manager

CPC Action
July 7, 2022

Motion: It was moved to recommend **approval** of a Planned Development District for an LO(A) Limited Office District and restaurant with drive-in or drive-through service uses, subject to a development plan and conditions on a property zoned an LO-1 Limited Office District with deed restrictions [Z923-222] at the southwest corner of Preston Road and McCallum Boulevard.

Maker: Gibson
Second: Rubin
Result: Carried: 11 to 2

For: 11 - Popken, Hampton, Shidid, Vann, Blair, Jung,
Housewright, Gibson, Haqq, Kingston, Rubin

Against: 2 - Carpenter, Stanard
Absent: 1 - Anderson
Vacancy: 1 - District 3

Notices:	Area: 500	Mailed: 127
Replies:	For: 7	Against: 39

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Harry Lake, 500 E. John Carpenter Fwy., Irving, TX, 75062
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
Jhevasse Mitchell, 500 E. John Carpenter Fwy., Irving, TX, 75062
Against: None

CPC Action
June 16, 2022

Motion: It was moved to recommend **approval** of a Planned Development District for an LO(A) Limited Office District and restaurant with drive-in or drive-through service uses, subject to a development plan and conditions on a property zoned an LO-1 Limited Office District with deed restrictions [Z923-222] at the southwest corner of Preston Road and McCallum Boulevard

Maker: Gibson
Second: Housewright
Result: No vote taken; motion was superseded by subsequent motion to hold under advisement.

Motion II: In considering an application for a Planned Development District for an LO(A) Limited Office District and restaurant with drive-in or drive-through service uses, subject to a development plan and conditions on a property zoned an LO-1 Limited Office District with deed restrictions [Z923-222] at the southwest corner of Preston Road and McCallum Boulevard it was moved to hold this case under advisement until July 7, 2022.

Maker: Gibson
Second: Jung
Result: Carried; 13-0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Blair, Jung, Housewright, Gibson,
Haqq, Standard, Kingston, Rubin

Against: 0
Absent: 1 - Vann
Vacancy: 1 - District 3

Notices:	Area: 500	Mailed: 127
Replies:	For: 7	Against: 39

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum, 2201 Main St., Dallas, TX, 75201
Steve Stoner, 7557 Rambler Rd., Dallas, TX, 75231
For (Did not speak): William Fife, 17715 Windflower Way, Dallas, TX, 75252

Against: None

Existing Deed Restrictions [Z923-222]
(no changes)

23107
LO-1

8209
1/8730
8207

COUNCIL CHAMBER 971568A
May 14, 1997

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for an LO-1 Limited Office District which was approved by the City Council on August 11, 1993 on Zoning Case No. Z923-222/9407-N on property on the south side of Summerside Drive between Preston Road and Campbell Road; and

WHEREAS, said deed restrictions have been approved as to form; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the deed restrictions set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned an LO-1 Limited Office District as described in Ordinance No. ~~23107~~

Section 2. That said deed restrictions shall be filed in the Deed Records of Dallas County, Texas and Collin County, Texas.

Section 3. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

MAY 14 1997


City Secretary

Approved as to form:
SAM LINDSAY, City Attorney

By 
Assistant City Attorney

APPROVED

HEAD OF DEPARTMENT

APPROVED

DIRECTOR OF FINANCE

APPROVED

CITY MANAGER

9 7 1 5 6 8

DEED RESTRICTIONS

THE STATE OF TEXAS)
COUNTIES OF DALLAS AND COLLIN) KNOW ALL PERSONS BY THESE PRESENTS:

1.

The undersigned, State Farm Mutual Automobile Insurance Company, an Illinois corporation, ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land partly in the J.V. Mounts Survey, Abstract Nos. 634 and 942, and partly in the A.B. Danks Survey, Abstract Nos. 283 and 400, and being in City Blocks 1/8730, 8207 and 8209, City of Dallas ("City"), Dallas County and Collin County, Texas, and being that same tracts of land conveyed to State Farm Mutual Automobile Insurance Company by American Federal Bank, F.S.B. by deed dated July 15, 1992, and recorded in Volume 92138, Page 3856, in the Deed Records of Dallas County, Texas and by Resolution Trust Corporation as Receiver for Topeka Savings by deed dated May 12, 1992, and recorded in Volume 92055, Page 8086, in the Deed Records of Dallas County, Texas, and by John D. Murchison and Yale University by deed dated February 14, 1978, and recorded in Volume 78043, Page 2256, in the Deed Records of Dallas County, Texas and also recorded in Volume 1094, Page 12, in the Deed Records of Collin County, Texas, and by the City of Dallas by quitclaim deed dated March 23, 1993, and recorded in Volume 93060, Page 2544, in the Deed Records of Dallas County, Texas; and being--more particularly described in the attached Exhibit A.

11.

The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

1. A 15 foot wide landscaping zone will be established and maintained along Campbell and Preston Roads. The landscape zone must contain a 3 foot high sodded berm to screen parking, with a minimum of four trees, of 4 inch caliper, per 100 linear feet.
2. The building set-back along Campbell Road shall be a minimum of 50 feet.
3. No building higher than one story or 18 feet (excluding mechanical penthouses) may be constructed within 100 feet of the Campbell Road right-of-way line.
4. Except as provided in (3) above, the maximum height of any building on the Property may not exceed three stories or 50 feet (excluding mechanical penthouses and atriums).
5. There may be no more than two driveway openings on Campbell Road.

III.

These restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

971568

IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person, who acquires any right title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

<p>CPC RECOMMENDED PD Conditions</p>

**ARTICLE
XXXX.**

PD XXXX.

SEC. 51P-XXXX.101. LEGISLATIVE HISTORY.

PD XXXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on DATE.

SEC. 51P-XXXX.102. PROPERTY LOCATION AND SIZE.

PD XXXX is established on property generally located on the west line of Preston Road, west of McCallum Road. The size of PD XXXX is approximately 8.01 acres.

SEC. 51P-XXXX.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all code references are to Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P-XXXX.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit XXXXA: conceptual plan.
- (2) Exhibit XXXXB: Tract 2 development plan.

SEC. 51P-XXXX.105. CONCEPTUAL PLAN.

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

SEC. 51P-XXXX.105. DEVELOPMENT PLAN.

- (a) Tract 1. Development plan is not required.
- (b) Tract 2. Development and use of Tract 2 must comply with the development plan (Exhibit XXXXB). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P-XXXX.106. USES PERMITTED.

(a) Tract 1. The only main uses permitted in Tract 1 are those uses permitted in the LO(A) Limited Office District, subject to the same conditions applicable in the LO(A) Limited Office District, as set out in Chapter 51A.

(b) Tract 2.

(1) Permitted uses.

(A) Except as provided in this subsection, the only main uses permitted in Tract 2 are those uses permitted in the LO(A) Limited Office District, subject to the same conditions applicable in the LO(A) Limited Office District, as set out in Chapter 51A.

(B) The following additional main uses are permitted by right:

-- Restaurant with drive-in or drive-through service. [DIR]

SEC. 51P-XXXX.107. ACCESSORY USES.

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

SEC. 51P-XXXX.108. YARD, LOT, AND SPACE REGULATIONS.

The yard, lot, and space regulations of the LO-1 Limited Office contained in Section 51A-4.121(b) apply to this planned development district.

SEC. 51P-XXXX.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Except as provided in this subsection, consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

SEC. 51P-XXXX.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-XXXX.111. LANDSCAPING.

Landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition.

SEC. 51P-XXXX.112. SIGNS.

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

SEC. 51P-XXXX.113. ADDITIONAL PROVISIONS.

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

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

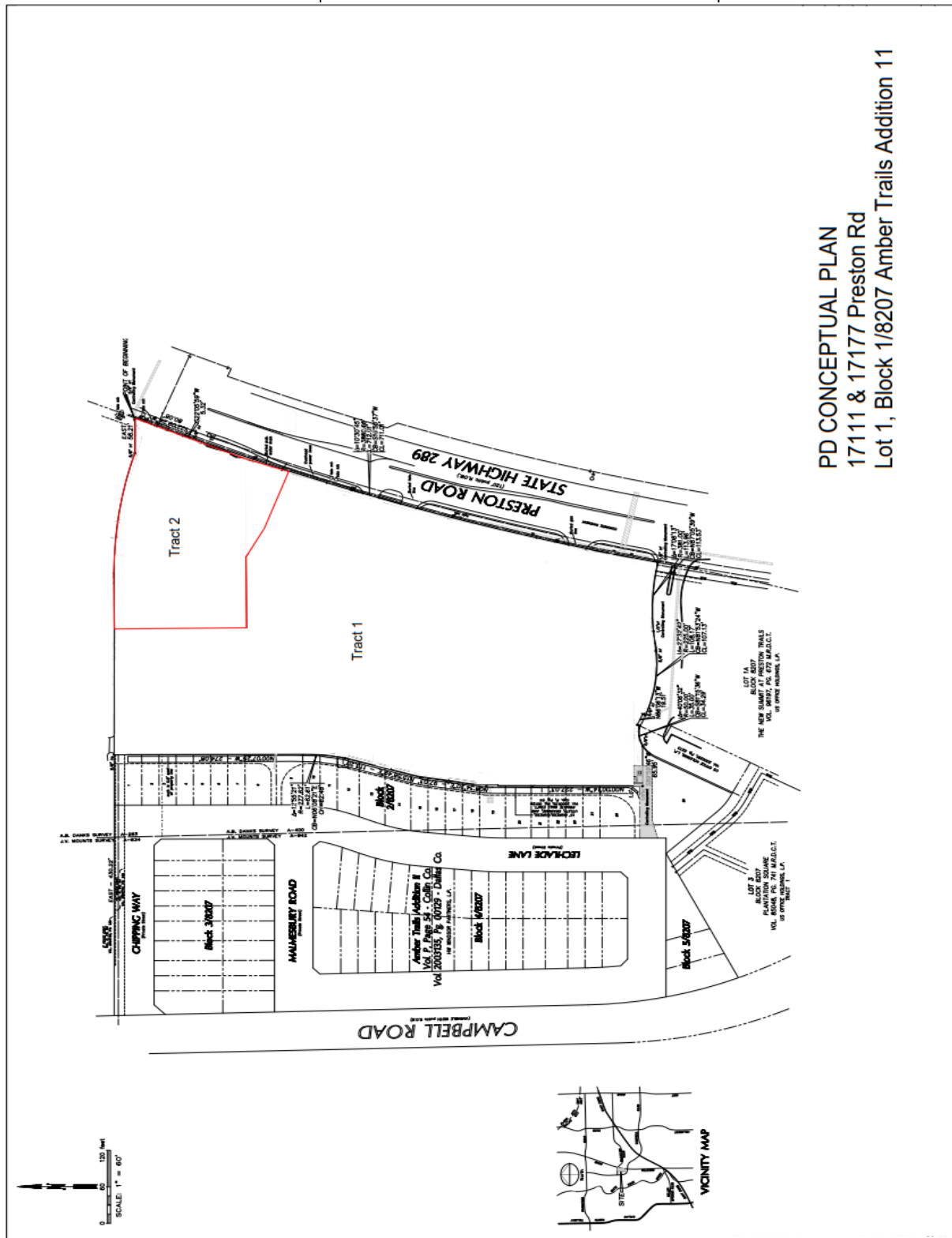
(c) No thru traffic signage shall be installed along McCallum Boulevard to dissuade motorists from cutting through the rear of the site.

SEC. 51P-XXXX.114. COMPLIANCE WITH CONDITIONS.

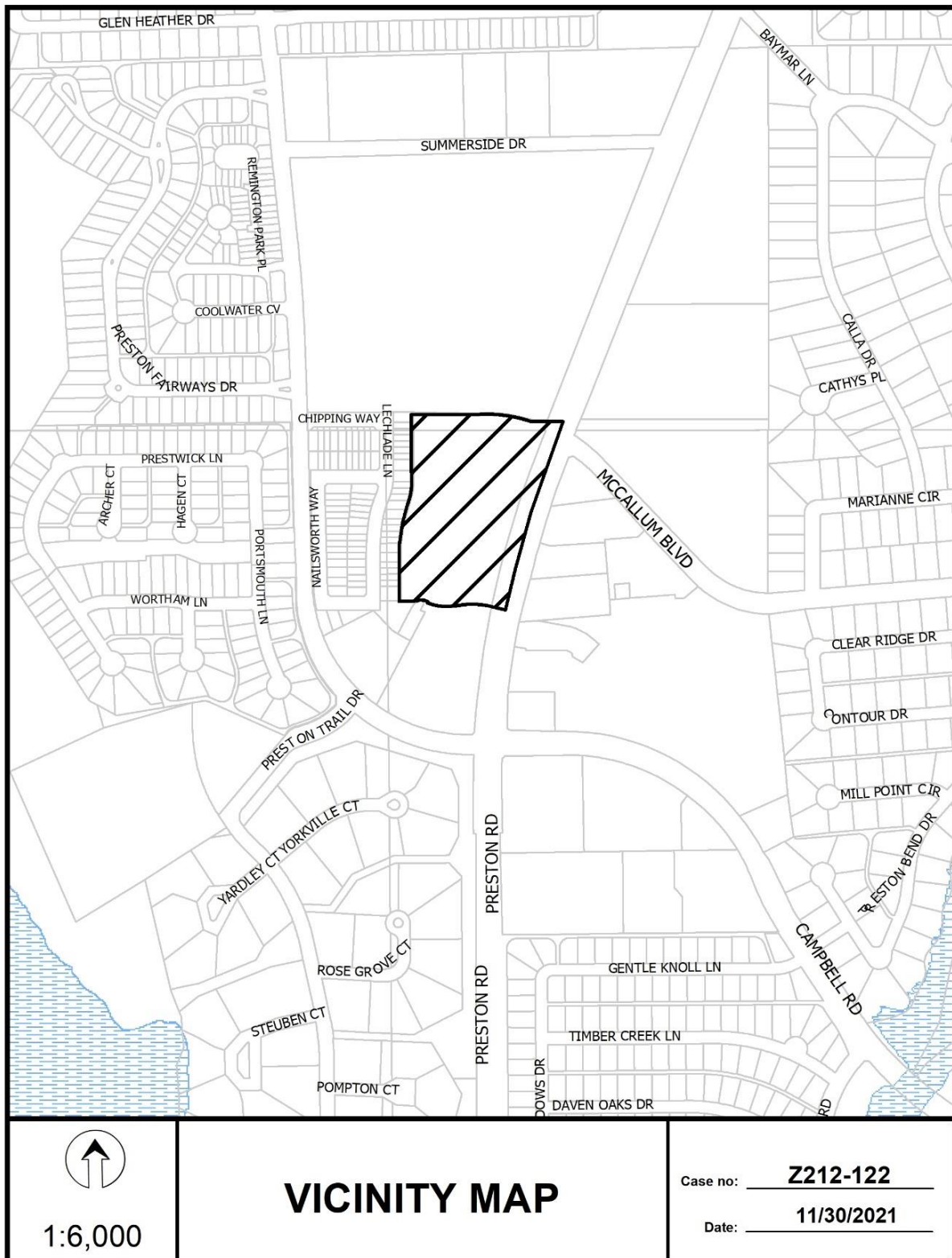
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

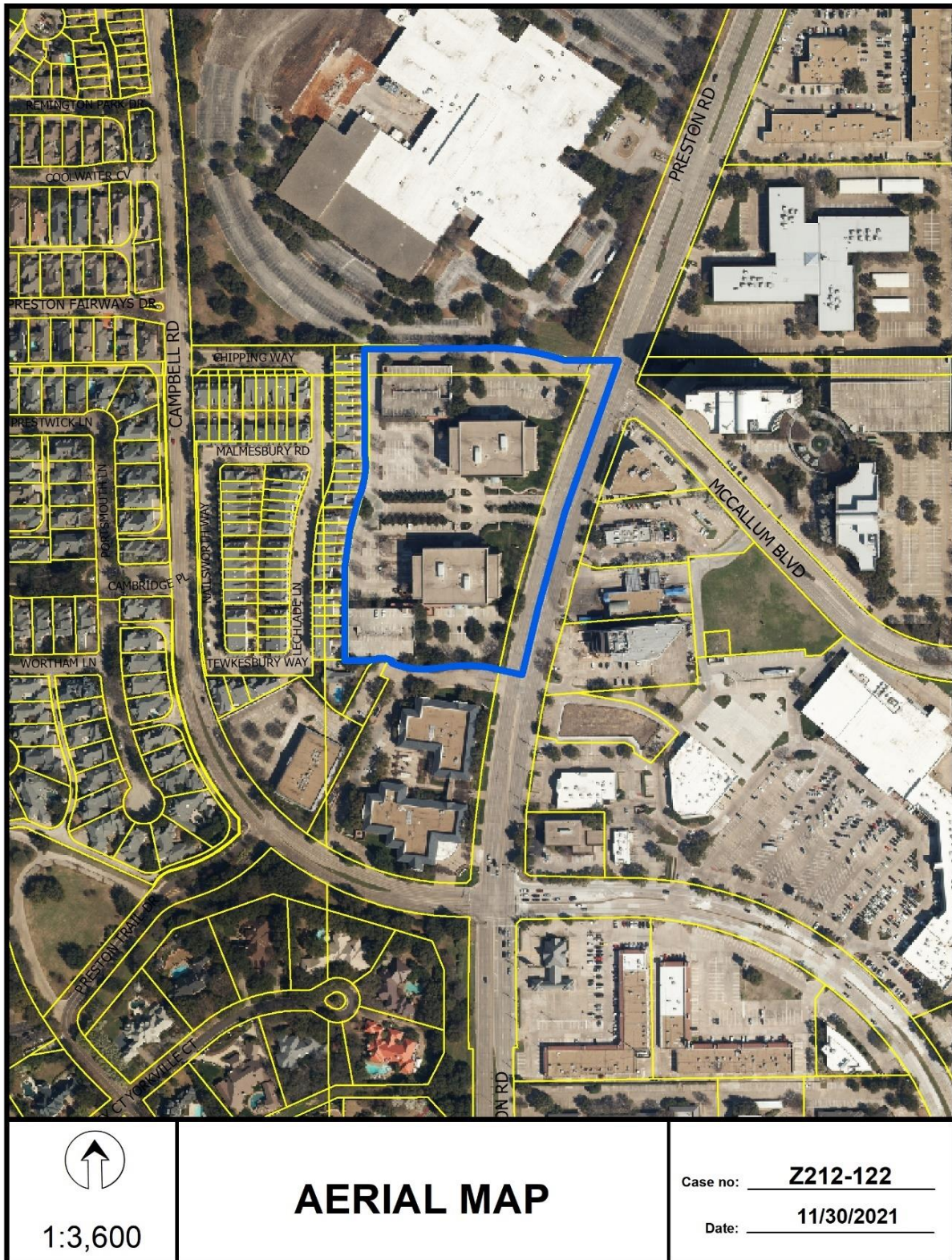
(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

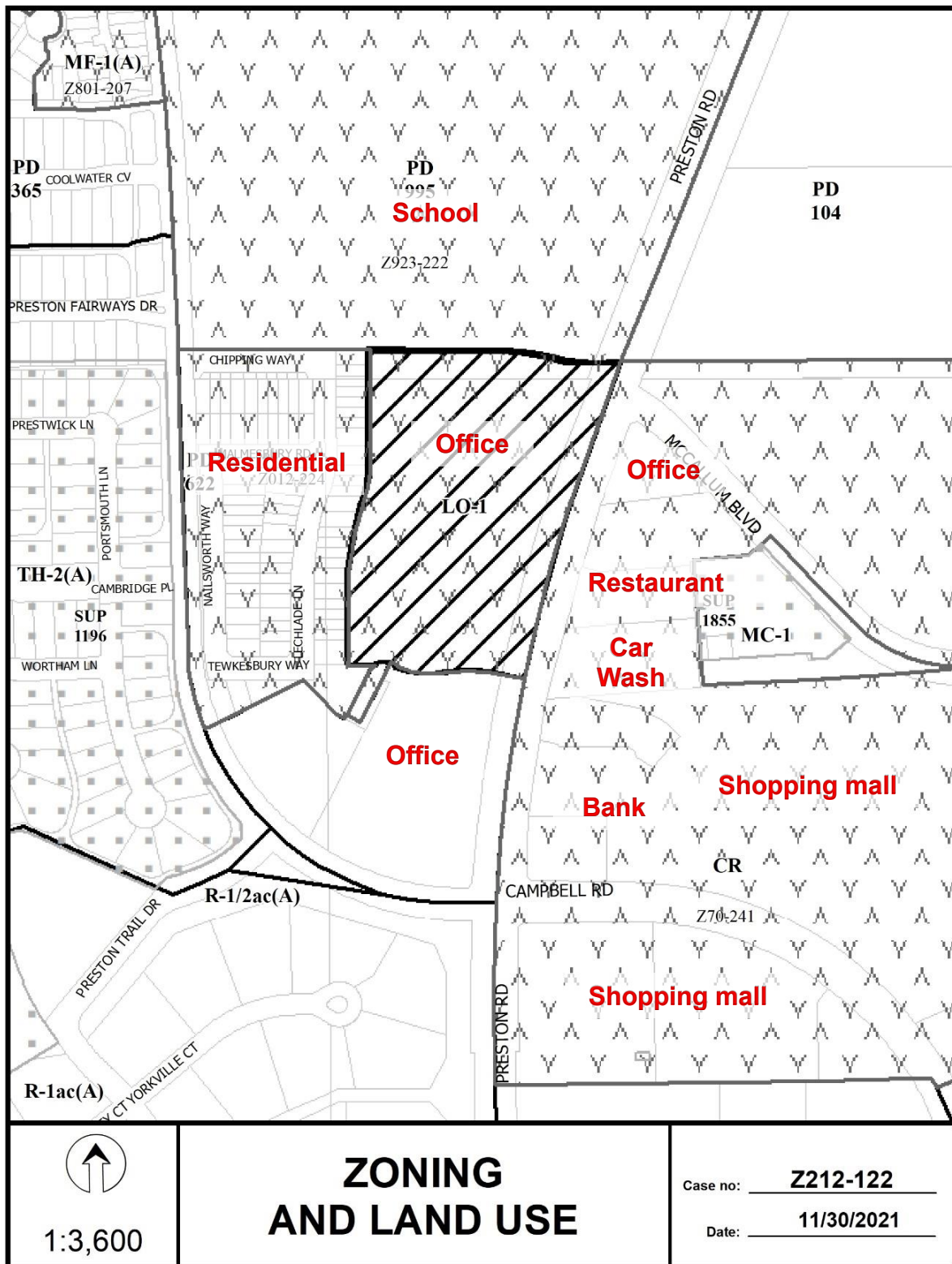
Conceptual Plan
For information purposes only

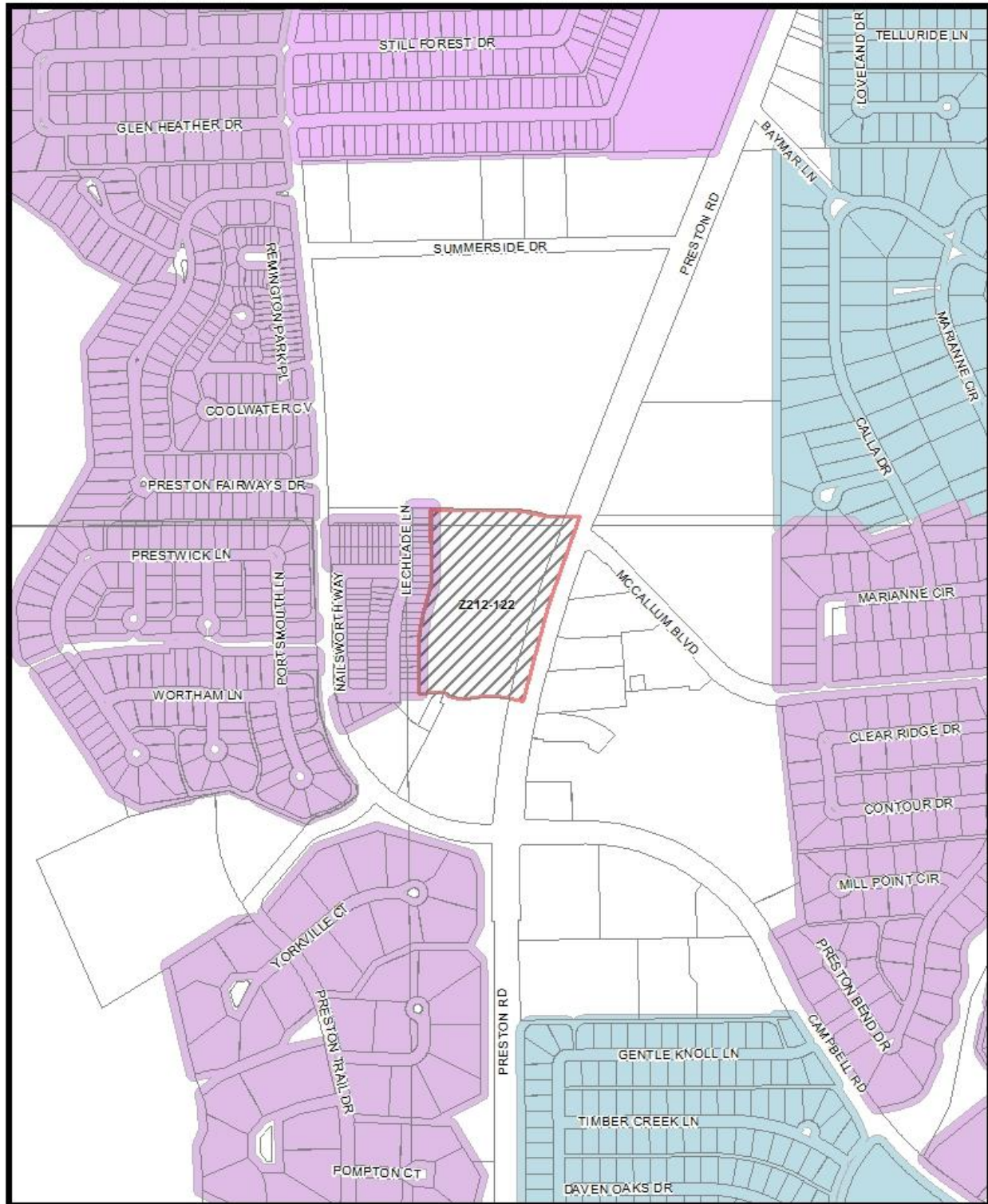










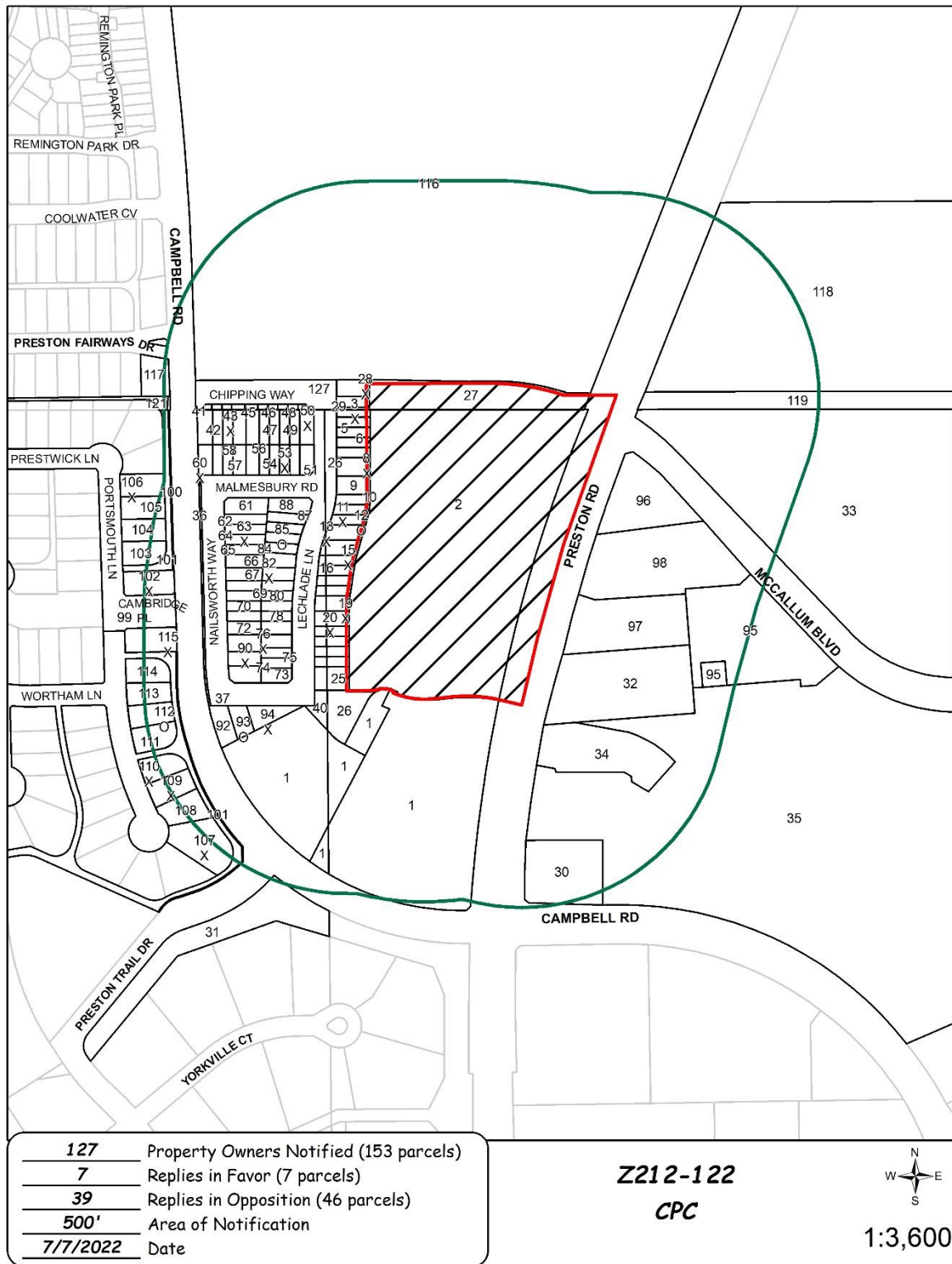


MVACluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 11/30/2021



07/06/2022

Reply List of Property Owners***Z212-122******127 Property Owners Notified******7 Property Owners in Favor******39 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	17100 PRESTON RD	STP PRESTON TRAILS LP
	2	17111 PRESTON RD	AMBERTRAIL OPERATING
X	3	17250 LECHLADE LN	VELA ANA
X	4	17248 LECHLADE LN	CAPUA BARBARA M
	5	17246 LECHLADE LN	PAUL DILLON WILLIAM
	6	17244 LECHLADE LN	BOBBITT CAROLYN
X	7	17242 LECHLADE LN	LUBY CATHERINE
X	8	17240 LECHLADE LN	CORWIN JEFFREY ALLEN
	9	17238 LECHLADE LN	LYSCHIK RICHARD V &
	10	17236 LECHLADE LN	HANSEN DAVID SCOTT
X	11	17234 LECHLADE LN	WOJCIK LIVING TRUST
O	12	17232 LECHLADE LN	POLITO GREGORY & PAMELA
X	13	17230 LECHLADE LN	HAMRICK JULIA M
X	14	17228 LECHLADE LN	SIDWEBER MARA
X	15	17226 LECHLADE LN	BLANTON RONALD E
	16	17224 LECHLADE LN	CUEVAS JOSE L & CRISTINA
X	17	17222 LECHLADE LN	ZIRKELBACH JOHN RICHARD &
X	18	17220 LECHLADE LN	BARON LISA JOANNE
X	19	17218 LECHLADE LN	DOWDLE DON MICHAEL &
X	20	17216 LECHLADE LN	BRYAN KELLY &
	21	17214 LECHLADE LN	CASEY CONNOR MATTHEW
	22	17212 LECHLADE LN	ROSKA JAMES CHRISTOPHER
	23	17210 LECHLADE LN	NICKERSON ASHLEY
	24	17208 LECHLADE LN	ANDRE MICHAEL F & DANA L DUPONT
	25	17206 LECHLADE LN	FILARDI MARK
	26	17250 CAMPBELL RD	WINDSOR PLACE AT PRESTON

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	17177 PRESTON RD	AMBERTRAIL OPERATING ASSOCIATES LIMITED PARTNERSHIP
X	28	17254 LECHLADE LN	BRISTOW NICOL ROBERT & KIMBERLY DAWN
	29	17252 LECHLADE LN	WEISS JORDAN
	30	6021 CAMPBELL RD	6021 CAMPBELL ROAD LP
	31	16900 PRESTON TRAIL DR	PRESTON TRAILS ASSOC
	32	17218 PRESTON RD	PRESTON PROFESSIONAL PLAZA LLC
	33	17304 PRESTON RD	G & I VIII DOMINION PLAZA LP
	34	17194 PRESTON RD	LG PRESTON CAMPBELL LLC
	35	17194 PRESTON RD	EREP PRESTON TRAIL II LLC
	36	17250 CAMPBELL RD	HW WINDSOR PTNRS LP
	37	17250 CAMPBELL RD	WINDSOR PLACE AT PRESTON
X	38	17222 LECHLADE LN	BARTON JEFFREY WAYNE &
	39	17208 LECHLADE LN	ANDRE MICHAEL F &
	40	17204 LECHLADE LN	WINDSOR PLACE AT PRESTON
	41	5902 CHIPPING WAY	CHIONO LISA GARNETT
	42	5906 CHIPPING WAY	APPELBAUM JOEL
X	43	5910 CHIPPING WAY	V W ENTERPRISE LLC
	44	5914 CHIPPING WAY	STPEGRAHAM PRUDENCE
	45	5918 CHIPPING WAY	GLANGER KAREN S
	46	5922 CHIPPING WAY	OLAJIDE ADENIYI O
	47	5926 CHIPPING WAY	CUNNINGHAM GARY R & PAMELA J
	48	5930 CHIPPING WAY	BARRETT BRADLEY G & SANDRA
	49	5934 CHIPPING WAY	NOLAN TIMOTHY J
X	50	5938 CHIPPING WAY	WOODARD ROBERT M.
	51	5937 MALMESBURY RD	FILARDI MARK
X	52	5933 MALMESBURY RD	RANKIN LAURA GENE
X	53	5929 MALMESBURY RD	BUTLER NATALIE
	54	5925 MALMESBURY RD	ST JOHN JEREMY B
	55	5921 MALMESBURY RD	GEAREY WAYNE MAXWELL
	56	5917 MALMESBURY RD	DUAN HAILEE L &
	57	5913 MALMESBURY RD	RETZSCH FAMILY TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	5909 MALMESBURY RD	DEARING RONALD D & BONNIE
X	59	5905 MALMESBURY RD	BOE BARBARA JOAN
X	60	5901 MALMESBURY RD	FLATT GARY VAUGHN & SHERRI ANNE
	61	17236 NAILSWORTH WAY	SHZU TZU SHUN
	62	17234 NAILSWORTH WAY	ROOS MARY LOUISE
X	63	17232 NAILSWORTH WAY	TOUCHSTONE PAMELA J
	64	17230 NAILSWORTH WAY	FOSTER TRICIA M
	65	17228 NAILSWORTH WAY	KOCHEM SUSAN M
	66	17226 NAILSWORTH WAY	MCCARROLL JORDAN
	67	17224 NAILSWORTH WAY	NICHOLAS TOLLIE B & MARY ANN
	69	17220 NAILSWORTH WAY	BEAN TERRI
	70	17218 NAILSWORTH WAY	KRASOFF MAZELLE SARA
X	71	17216 NAILSWORTH WAY	GRIFFITH EULONDRA
	72	17214 NAILSWORTH WAY	ANDERSON KENNETH L
	73	17205 LECHLADE LN	BERNARDOCHENG KATHLEEN
	74	17207 LECHLADE LN	RUMBLE MARTHA VAUGHAN
	75	17209 LECHLADE LN	CAVALIERI CLAIRE
X	76	17211 LECHLADE LN	HULL ELLEN ANN &
X	77	17213 LECHLADE LN	SHORES GERALD L & CAROLE A
	78	17215 LECHLADE LN	TURNER MARIA
X	79	17217 LECHLADE LN	GLASCOCK DOUGLAS L & SUSAN K
	80	17219 LECHLADE LN	17219 LECHLADE LN LLC
O	81	17221 LECHLADE LN	ANWYL CATHRYN M
X	82	17223 LECHLADE LN	PECHLOFF 2015 FAMILY TRUST
X	83	17225 LECHLADE LN	CLEM MITCHELL L & LANA SUE
	84	17227 LECHLADE LN	TURNER KEVIN &
O	85	17229 LECHLADE LN	MILLER LISA L
X	86	17231 LECHLADE LN	MURPHY CYNTHIA HILLHOUSE
	87	17233 LECHLADE LN	ROSS CHRISTENE E
	88	17235 LECHLADE LN	FORDHAM JAMES STEPHEN &
X	90	17208 NAILSWORTH WAY	SEAMAN LIVING TRUST

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	91	17204 NAILSWORTH WAY	ALBAHRA SAWSSAN & MOTAZ
	92	5904 TEWKESBURY WAY	ELKON SHAWN
O	93	5908 TEWKESBURY WAY	BEBO MARK L & KAMBERLY A
X	94	5910 TEWKESBURY WAY	SPAIN SUSAN ELIZABETH
	95	17194 PRESTON RD	WOODMONT PRESTON DALLAS ACADEMY LLC
	96	17290 PRESTON RD	PRESTON MCCALLUM CENTER LLC
	97	17230 PRESTON RD	LUCTO INVESTMENTS LLC
	98	17250 PRESTON RD	MCDONALDS CORP 042 0468
	99	5601 PRESTWICK LN	CAMBRIDGE PLACE AT
	100	5600 PRESTWICK LN	CAMBRIDGE PLACE AT
	101	17200 CAMPBELL RD	CAMBRIDGE PLACE AT
X	102	5804 PORTSMOUTH LN	MITCHELL MARTHA ANN
	103	5808 PORTSMOUTH LN	PETTY MARY JANE
	104	5812 PORTSMOUTH LN	DIXON GUY J & LISA A
	105	5814 PORTSMOUTH LN	BINGHAM VICTORIA PAIGE
X	106	5818 PORTSMOUTH LN	BLUM JENIFER S & MICHAEL A
X	107	5702 PORTSMOUTH LN	SALEM JOSEPH R &
	108	5706 PORTSMOUTH LN	PARRISH MEREDITH
X	109	5710 PORTSMOUTH LN	BEARROWS JEFFREY &
X	110	5716 PORTSMOUTH LN	DAMON PHYLLIS K
	111	5720 PORTSMOUTH LN	WOOLDRIDGE JAMES A & ANN F
O	112	5724 PORTSMOUTH LN	BINGHAM MANAGEMENT TRUST
	113	5730 PORTSMOUTH LN	ARNOLD ANDREA DEY A
	114	5734 PORTSMOUTH LN	STEWART GRETCHEN ASHWORTH
X	115	5738 PORTSMOUTH LN	ESPENLAUBKEISER FAMILY TRUST
	116	17301 PRESTON RD	SHELTON LANDMARK FOUNDATION
	117	5851 PRESTON FAIRWAYS DR	UREMOVICH MELANIE & JARRETT STONE
	118	17330 PRESTON RD	GOLD DOG II LP
	119	17304 PRESTON RD	G&I VIII DOMINION PLAZA LP
	120	NA NA	PRESTON TRAILS FAIRWAY CORP
	121	NA PRESTWICK LN	CAMBRIDGE PLACE AT PRESTON TRAIL HOMEOWNERS ASSOCIATION

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	122	5910 CHIPPING WAY	V W ENTERPRISE LLC
	123	5914 CHIPPING WAY	ST PE'GRAHAM PRUDENCE
X	124	5918 CHIPPING WAY	GLANGER KAREN
	125	5926 CHIPPING WAY	CUNNINGHAM GARY R &
X	126	5938 CHIPPING WAY	WOODARD ROBERT M & PATRICIA C
	127	NA NA	WINDSOR PLACE AT PRESTON TRAIL HOA
O	A1	17212 NAILSWORTH WAY	MARTINEZ KAREN CENTENO &
O	A2	17222 NAILSWORTH WAY	HERSON GAIL J