

ACM: Dr. Eric A. Johnson

FILE NUMBER: Z190-322(CT) **DATE FILED:** July 31, 2020
LOCATION: Northeast corner of East Camp Wisdom Road and Firebird Drive
COUNCIL DISTRICT: 8 **MAPSCO:** 65 U
SIZE OF REQUEST: ±5.2 acres **CENSUS TRACT:** 113.00

REPRESENTATIVE: CCM Engineering

APPLICANT/OWNER: Zarion, LLC

REQUEST: An application for an amendment to Tract 1 within Planned Development District No. 658.

SUMMARY: The applicant proposes to allow R-5(A) Single Family uses on Tract 1 within Planned Development District No. 658.

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

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

BACKGROUND INFORMATION:

- The request site is undeveloped.
- PD No. 658 was established by the City Council on June 25, 2003 and allows for R-7.5(A) Single Family uses in Tract 1 and R-5(A) Single Family uses in Tract 2.

Zoning History: There have been no recent zoning change requests in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
East Camp Wisdom	Principal Arterial	107 ft.
Firebird Drive	Local	50 ft.

Traffic:

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

COMPREHENSIVE PLAN:

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

The proposed zoning request meets the following goals and objectives of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.6 Promote incentives for ownership and affordable housing development in Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 658, Tract 1	Undeveloped
North	R-7.5(A)	Single Family
South	R-5(A)	Undeveloped
East	PD No. 658, Tract 2	Single Family
West	R-7.5(A)	Single Family

Land Use Compatibility

The request site is undeveloped. The applicant's request for an amendment to Planned Development District No. 658, Tract 1 will allow for minimum 5,000-square-foot single family lots. The Planned Development District currently allows for 7,500-square-foot lots in Tract 1 and 5,000-square-foot lots in Tract 2. The change would deem the entire PD to have a base of R-5(A) and create uniform conditions for the PD. The applicant proposes to develop the site with 28 single family dwellings.

The surrounding land uses consist of single family to the east, north, and west of the subject site. There are undeveloped tracts across East Camp Wisdom Boulevard that are also zoned R-5(A) Single Family District.

Staff supports the amendment as the 5,000 square foot lots are compatible with the abutting zoning districts. Tract 1 is separated from the R-7.5(A) District to the west by Firebird Drive. The single-family nature of the neighborhood is kept intact although the

lot sizes may differ. There is a requirement for open space north of the single family dwellings that will also serve as a buffer to properties north of the development.

Conditions have been added to the plan that require a six-foot fence with seven-foot, four-inch tall brick pillars at evenly spaced intervals to add a uniform aesthetic along East Camp Wisdom Drive and Firebird Drive. Open Space conditions have been added to add access from the right of way and a bench to make the area an amenity to the community. Transportation has recommended driveway spacing and conditions were added to allow for adequate spacing for parking within the subdivision.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PD No. 658, Tract 2	20'	5'	No Maximum	30'	45%	N/A	Single Family
PD No. 658, Tract 1	25'	5'	No Maximum	30'	45%	N/A	Single Family
Proposed: PD No. 658, Tract 1	20'	5'	No Maximum	30'	45%	N/A	Single Family

Parking:

Required off-street parking for a single family use in an R-5(A) Single Family District is one parking space per dwelling unit. Upon development, the site would need to comply with the Dallas City Code, as amended.

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 strength or weakness. As illustrated in the attached MVA map, the

colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not categorized as being within an MVA cluster, surrounding properties on the west, north, and east are located within an "G" Categories.

Landscaping

Per the existing PD conditions, landscaping must comply with Article X with the following added conditions: 1) the tree preservation, removal, and replacement provisions in Division 51A-10.130 (Urban Forest Conservation) do not apply and 2) all lots must have at least nine caliper inches of trees.

LIST OF OFFICERS

Zarion LLC

Arezou Ghaemmaghami, Managing Member
Shahdan Calcuttawalla, Member

CPC ACTION

January 7, 2021

Motion: It was moved to recommend **approval** of an amendment to Tract 1 to allow for R-5(A) Single Family uses, subject to a development plan and revised conditions within Planned Development District No. 658, on the northeast corner of East Camp Wisdom Road and Firebird Drive.

Maker: Hampton
Second: Blair
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson,
Shidid, Carpenter, Blair, Jung, Suhler,
Schwope, Murphy, Garcia, Rubin

Against: 0
Absent: 2 - Jackson, Myers
Vacancy: 0

Notices: Area: 500 Mailed: 119
Replies: For: 0 Against: 17

Speakers: For: Earl Escobar, 2570 Justin Rd., Highland Village, TX,
Craig Edwards, 1111 W. Mockingbird Ln., Dallas, TX,
Shahdan Calcuttawalla, 7404 Brownley Pl., Plano, TX,
Against: None

CPC PROPOSED CONDITIONS

ARTICLE 658.

PD 658.

SEC. 51P-658.101. LEGISLATIVE HISTORY.

PD 658 was established by Ordinance No. 25320, passed by the Dallas City Council on June 25, 2003. (Ord. 25320)

SEC. 51P-658.102. PROPERTY LOCATION AND SIZE.

PD 658 is established on property located east of Firebird Lane on the north line of Camp Wisdom Road. The size of PD 658 is approximately 81.73 acres. (Ord. Nos. 25320; 25791)

SEC. 51P-658.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or section in Chapter 51A.
- (c) This district is considered to be a residential zoning district.
- (d) TRACT 1 means the portion of the Property shown as Tract 1 on the conceptual plan (Exhibit 658A).
- (e) TRACT 2 means the portion of the Property shown as Tract 2 on the developmental plan for Tract 2 (Exhibit 658B). (Ord. Nos. 25320; 25791)

SEC. 51P-658.104. CONCEPTUAL PLAN AND DEVELOPMENTAL PLAN.

- (a) Development and use of Tract 1 of the Property must comply with the conceptual plan for Tract 1. Development and use of Tract 2 of the Property must comply with the development plan for Tract 2.
- (b) A development plan for Tract 1 that is in compliance with the conceptual plan and this article, and approved by the city commission, is required before the issuance of any building permit to authorize work in Tract 1.
- (c) In the event of a conflict between the text article and the conceptual plan or the developmental plan, the text of this article controls. (Ord. Nos. 25320; 25791)

SEC. 51P-658.105. MAIN USES PERMITTED.

(a) The only main uses permitted in Tract 1 of this district are those main uses permitted in the ~~R-7.5(A)~~ R-5(A) Single Family District, subject to the same conditions applicable to the uses in that district set out in Chapter 51A. For example, if a use is permitted only by specific use permit (SUP) in the ~~R-7.5(A)~~ R-5(A) Single Family District in Chapter 51A, it is permitted only by SUP in Tract 1 of this district; if a use is subject to development impact review (DIR) in the ~~R-7.5(A)~~ R-5(A) Single Family District in Chapter 51A, is it subject to DIR in Tract 1 of this district; etc.

(b) The only main uses permitted in Tract 2 of this district are those main uses permitted in the R-5(A) Single Family District, subject to the same conditions applicable to uses in that district set out in Chapter 51A. For example, if a use is permitted only by SUP in the R-5(A) Single Family District in Chapter 51 A, it is permitted only by SUP in Tract 2 of this district; if a use is subject to DIR in the R-5(A) Single Family District in Chapter 51 A, it is subject to DIR in Tract 2 of the district; etc. (Ord. Nos. 25320; 25791)

SEC. 51P-658.106. 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. (Ord. 25320)

SEC. 51P-658.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply. ~~The yard, lot, and space regulations for the R-7.5(A) Single Family District apply in Tract 1.~~

(a) The following yard, lot, and space regulations apply in Tracts 1 and 2.

- (1) Front Yard. Minimum front yard is 20 feet.
- (2) Side and rear yard. Minimum side yard is five feet. Minimum rear yard is five feet.
- (3) Density. No maximum dwelling unit density.
- (4) Height. Maximum Structure height is 30 feet.
- (5) Lot Coverage.

(A) In Tract 1 only:

- a. For single story developments, lots between 5,000 – 7,499 square feet, minimum lot coverage is 33 percent. Lots 7,500 square feet and over, minimum lot coverage is 18 percent.

- b. For multi-story development, lots between 5,000 – 7,499 square feet, minimum lot coverage is 16 percent. Lots 7,500 and over, minimum lot coverage is 10 percent.

(B) Maximum lot coverage is 45 percent.

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

(6) Lot size. Minimum lot size is 5,000 square feet.

(7) Stories. No maximum number of stories, (Ord. Nos. 25320; 25971)

SEC. 51P-658.108. OFF-STREET PARKING AND GRADING.

Consult then use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25320)

SEC. 51P-658.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25320)

SEC. 51P-658.110. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X, except as otherwise provided in this action.
- (b) The Tree preservation, removal, and replacement provisions in Division 51A-10.130 do not apply in this district.
- (c) All lots must have at least nine caliper inches of trees. (Ord. Nos. 25230; 25791)

SEC. 51P-658.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25320)

SEC. 51P-658.113. 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. (Ord. Nos. 25230; 26102).

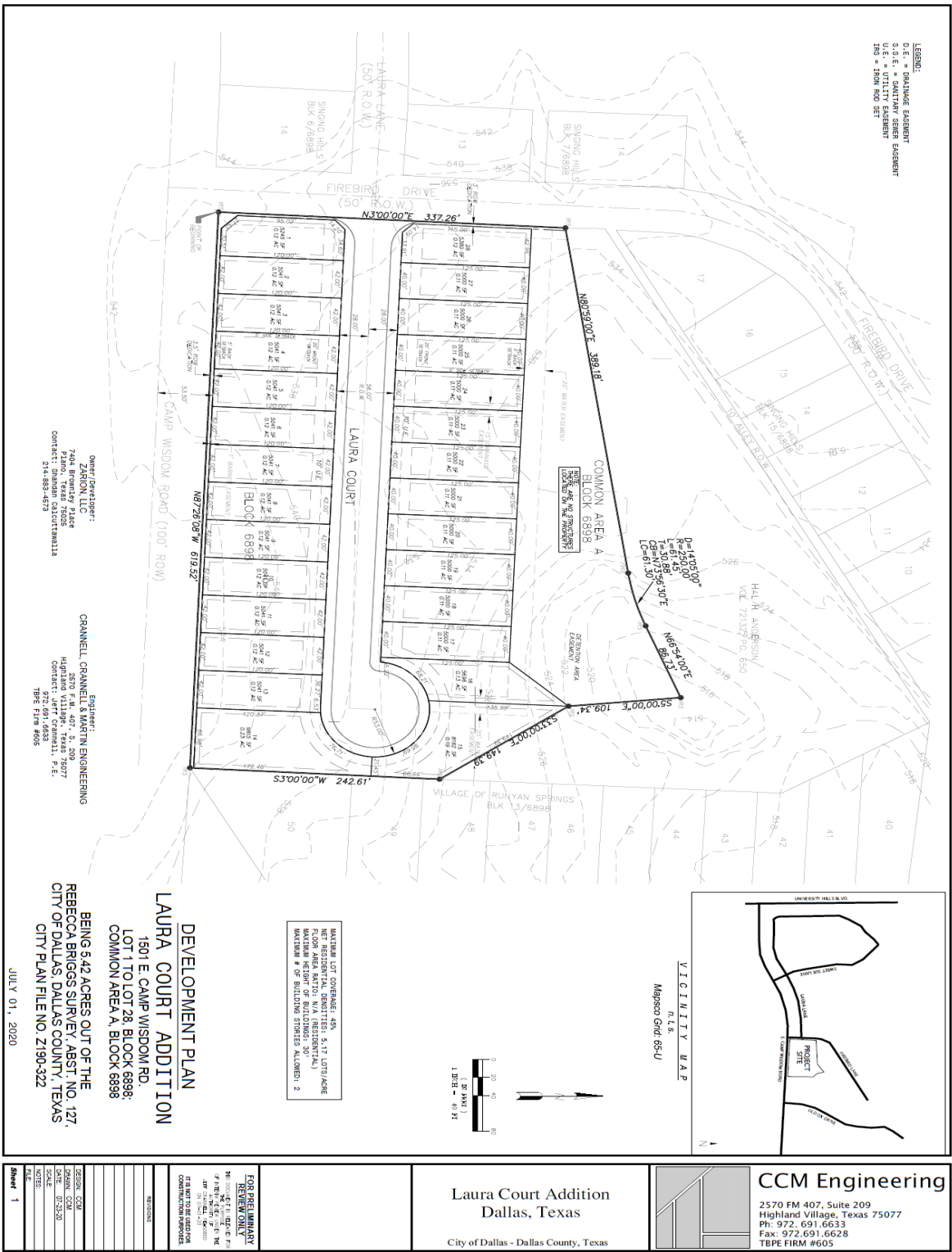
- (c) In Tract 1, a fence erected along the southern boundary line of the Subdivision, beginning at the southeastern corner of the Subdivision and running along E. Camp Wisdom Road in a westerly direction, and continuing along the western boundary line of the Subdivision in a northerly direction along Firebird Drive, and ending at the southern edge of Laura Court must be a wooden board-on-board fence that is six feet (6') in height with seven-foot, four-inch foot (7'-4") tall brick pillars at evenly-spaced intervals and shall generally appear as depicted on the development plan.
- (d) In Tract 1, each single-family dwelling within the Subdivision shall erect a wooden board fence, six feet (6') in height along the rear property line and the side lot lines of the lot on which such single-family dwelling is situated.
- (e) In Tract 1, an open space must be provided as depicted on the development plan and include:
 - a. the clearing of existing land for a depth of 30 feet from back of curb
 - b. a minimum of 2 canopy trees
 - c. one bench
 - d. access from the public right of way.
- (f) In Tract 1, exterior walls of each single-family dwelling within the Subdivision are recommended to be not less than eighty percent (80%) brick.
- (g) In Tract 1, driveways shall be provided as follows:
 - a. Spacing. Driveway must be located to provide a minimum spacing of 20 feet between driveways. The Director may waive the driveway placement requirement if compliance with this paragraph would prevent the development of a lot.
 - b. Width. The maximum width of a residential driveway is 12 feet. The minimum width is 10 feet.

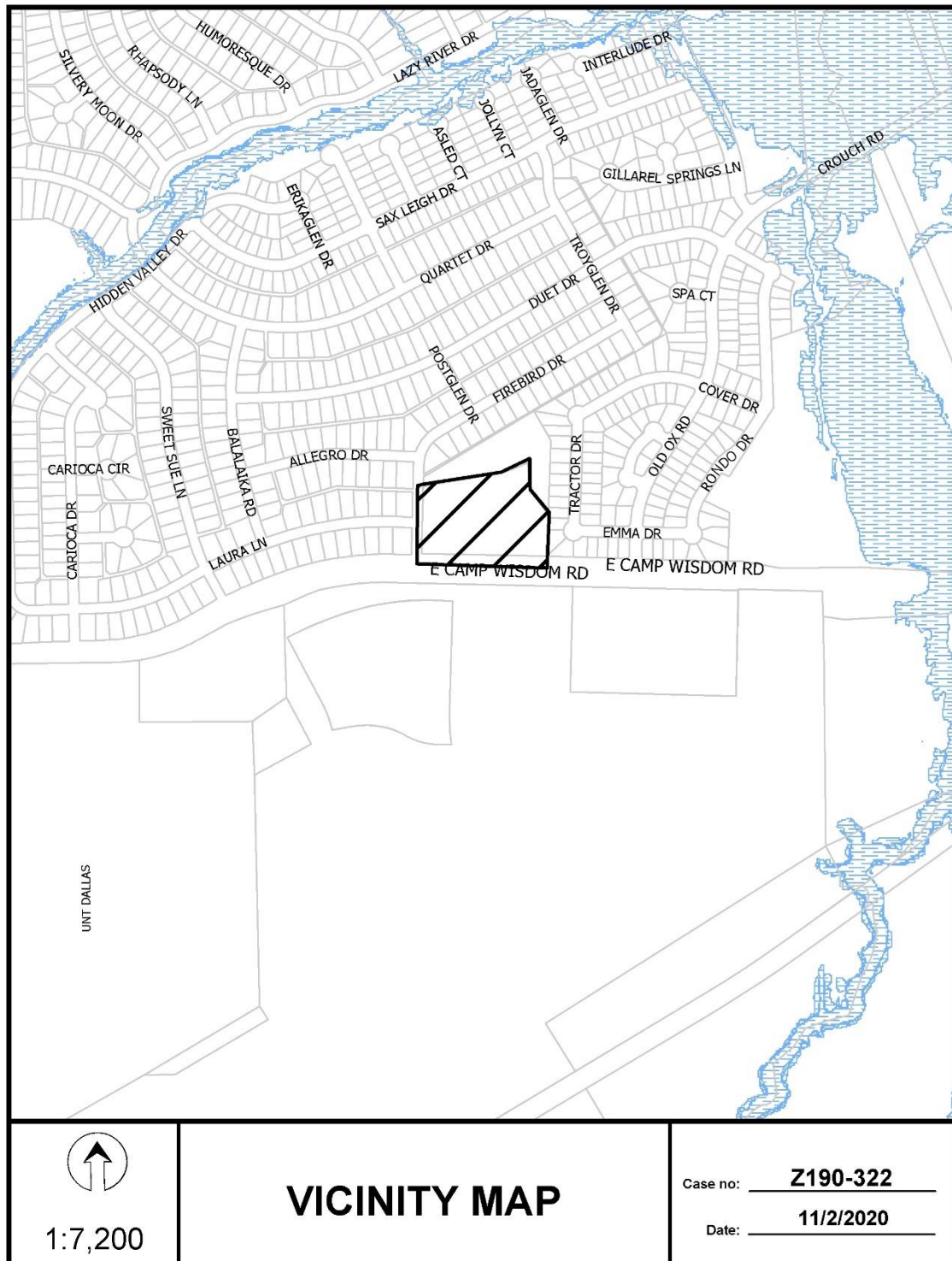
SEC. 51P-658.114.

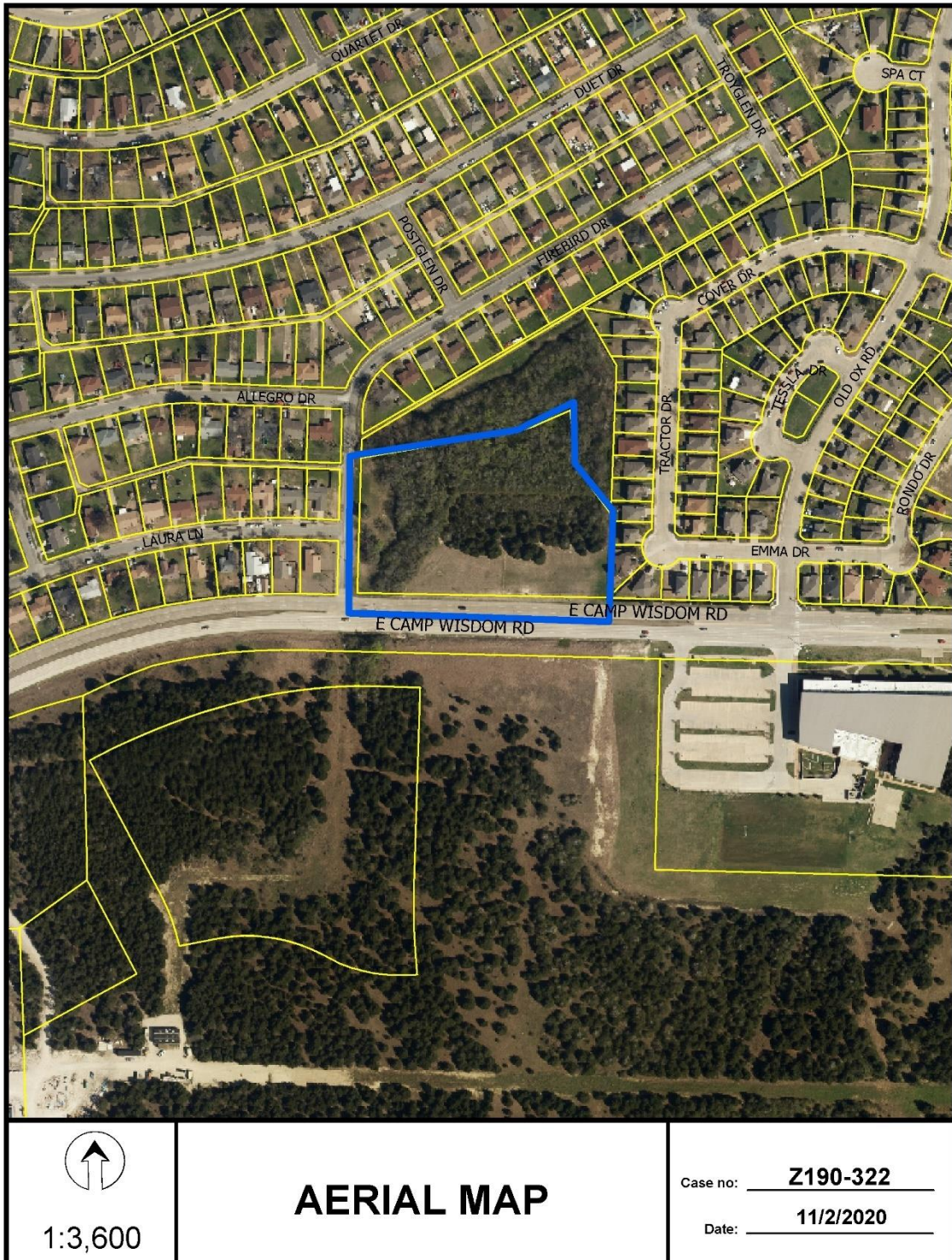
COMPLIANCE WITH CONDITIONS.

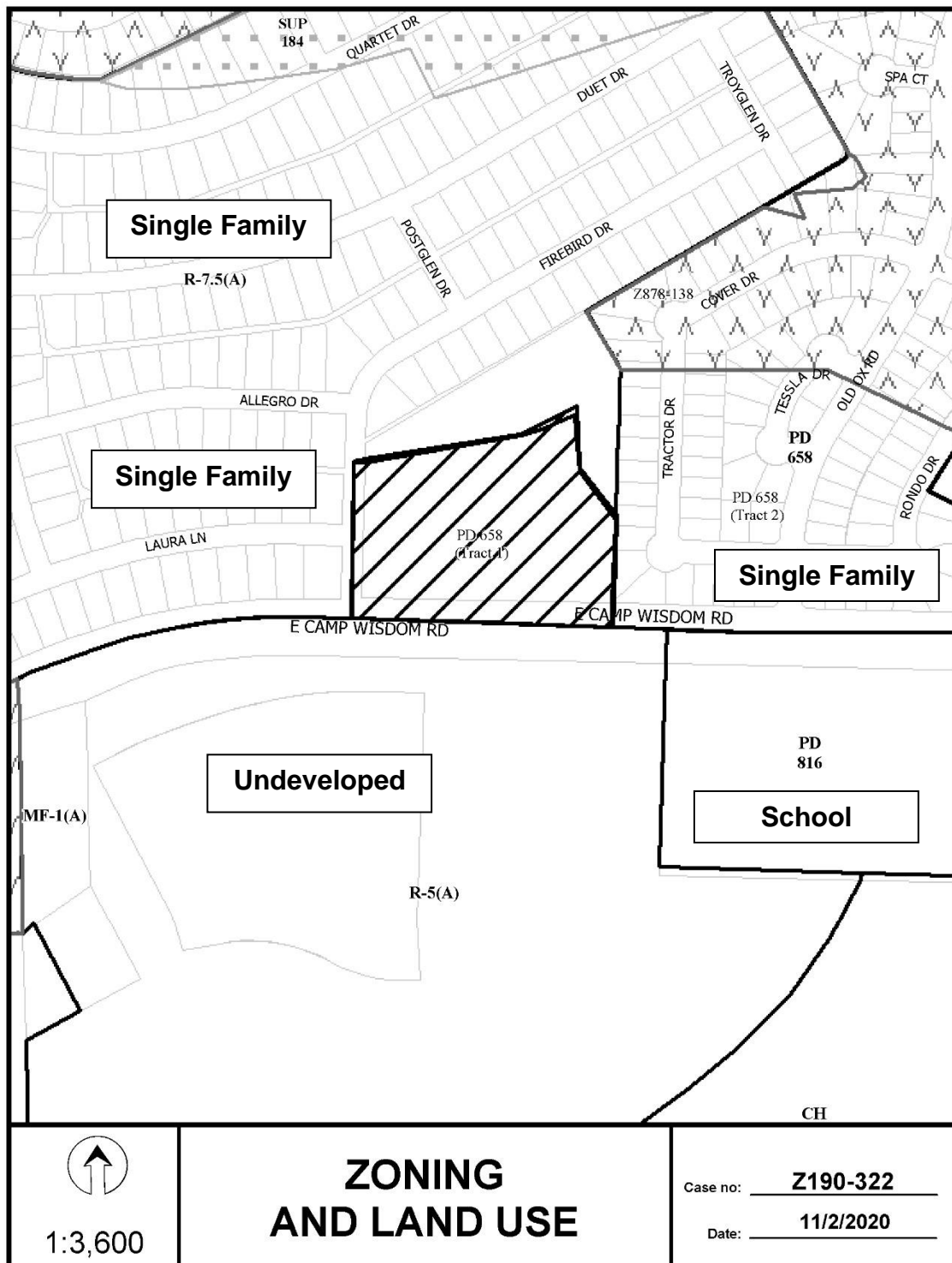
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit or 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. (Ord. Nos. 25230; 26102)

PROPOSED DEVELOPMENT PLAN









Z190-322(CT)



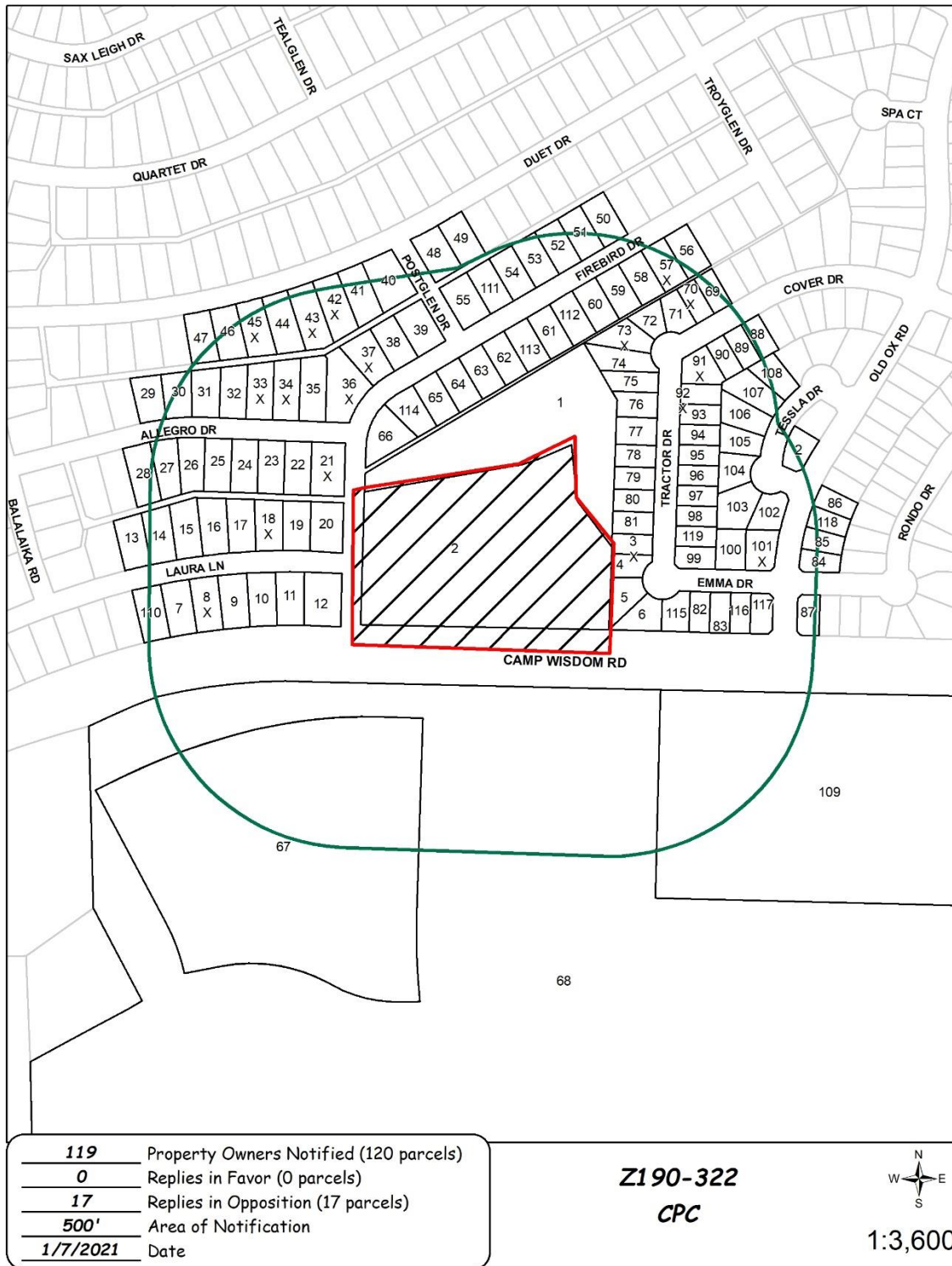
MVACluster A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 11/2/2020

CPC RESPONSES



01/06/2021

Reply List of Property Owners***Z190-322******119 Property Owners Notified 0 Property Owners in Favor 17 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1400 FIREBIRD DR	FLEMING INTL INVESTMENTS INC
	2	1501 E CAMP WISDOM RD	ZARION LLC
X	3	6937 TRACTOR DR	COLE REBEKAH R
	4	6941 TRACTOR DR	LAND JATOYA
	5	1502 EMMA DR	QUINTERO-ABUCHAR ALFONSO
	6	1506 EMMA DR	HERMAN LAURENCE & DONNA L
	7	1446 LAURA LN	WILLIAMS MARKO DON
X	8	1450 LAURA LN	RANSOM DONNIE M
	9	1456 LAURA LN	ERVIN PAULINE
	10	1460 LAURA LN	KENDALL BETTY JO
	11	1466 LAURA LN	GRANADOS LEONIDAS REYES
	12	1470 LAURA LN	RUSHING ELNORA H
	13	1439 LAURA LN	PRELOW FREDDIE D
	14	1445 LAURA LN	STEVERSON HENRY L JR
	15	1449 LAURA LN	CONNOR GARY G JR
	16	1455 LAURA LN	WARD VANESSA D
	17	1459 LAURA LN	ADLEY HENRY L
X	18	1465 LAURA LN	OWENS MARY W
	19	1469 LAURA LN	COLLADO MAXIMO
	20	1475 LAURA LN	GREENE ELMA J
X	21	1480 ALLEGRO DR	MILES CHARLES H
	22	1476 ALLEGRO DR	KIWI RENTALS SERIES 4 LLC
	23	1470 ALLEGRO DR	SANTIBANEZ GASINA
	24	1466 ALLEGRO DR	KELSON BERNIE
	25	1460 ALLEGRO DR	WILLIAMS MARIA
	26	1456 ALLEGRO DR	MORGAN ORA M

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	1450 ALLEGRO DR	BRAY JOE
	28	1446 ALLEGRO DR	GA INVESTMENTS LLC
	29	1449 ALLEGRO DR	HOPKINS TAMIKA
	30	1455 ALLEGRO DR	PHINISEE ANDREW DON JR &
	31	1459 ALLEGRO DR	HERNANDEZ JOSE A
	32	1465 ALLEGRO DR	THOMPkins ANTTWAUN &
X	33	1469 ALLEGRO DR	BLANDON LAE CHARMAYNE
X	34	1475 ALLEGRO DR	HARRIS ERIC WAYNE
	35	1479 ALLEGRO DR	SPAIN ROSA
X	36	1445 FIREBIRD DR	TERRELL GAIL H
X	37	1449 FIREBIRD DR	GONZALEZ VICTORIA
	38	1455 FIREBIRD DR	MILLER TOLLIVER & VERNA
	39	1459 FIREBIRD DR	MAYS CURTIS L JR
	40	1460 DUET DR	YOUNGERMAN MICHAEL S
	41	1456 DUET DR	PATTERSON YOLANDA N
X	42	1452 DUET DR	DANIELS JERRELL W & GWENDOLYN A
X	43	1446 DUET DR	SIMON DAVID B
	44	1442 DUET DR	MIDDLETON ANNIE I
X	45	1436 DUET DR	SIMON CARNELL & MARY
	46	1432 DUET DR	AMERICAN IRA LLC FBO VICTORY LN HOME
	47	1426 DUET DR	WALKER SANDRA
	48	1502 DUET DR	ALTO ASSET COMPANY 1 LLC
	49	1506 DUET DR	GOODEN MILTON R LIVING TRUST
	50	1533 FIREBIRD DR	IBANEZ JOSE REFUGIO &
	51	1527 FIREBIRD DR	CHRISTOPHER DEBRA
	52	1523 FIREBIRD DR	COLLINS CHRISTI R
	53	1517 FIREBIRD DR	WINSTON JOHN L JR &
	54	1513 FIREBIRD DR	ROYAL BRYANT W
	55	1503 FIREBIRD DR	CARSON GEORGIA MAE
	56	1546 FIREBIRD DR	LYNCH BRENDA JOYCE
X	57	1542 FIREBIRD DR	S & P CAPITAL INVESTMENTS LLC

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	1536 FIREBIRD DR	JOHNSON BENNY J
	59	1532 FIREBIRD DR	BELL ELVIN
	60	1526 FIREBIRD DR	BOOTH KATINA
	61	1516 FIREBIRD DR	LOPEZ JOSE F
	62	1506 FIREBIRD DR	WARD CURTIS CORNLEIUS
	63	1502 FIREBIRD DR	SPENCER CHARMAINE M
	64	1458 FIREBIRD DR	KATZ MARK J
	65	1454 FIREBIRD DR	RED LION CAPITAL HOLDINGS LLC
	66	1444 FIREBIRD DR	WILLIAMS DONNA
	67	1500 E CAMP WISDOM RD	UNIVERSITY OF NORTH TEXAS SYSTEM
	68	7894 UNIVERSITY HILLS BLVD	TEXAS STATE OF
	69	1519 COVER DR	LIPSCOMB ANTOINETTE
X	70	1515 COVER DR	FUTCH MONIQUE D
	71	1511 COVER DR	HINES SHANNA CHERISE
	72	1507 COVER DR	TAMEZ IVAN U GONZALEZ & ESTELA A
X	73	1503 COVER DR	WILLIAMS KENDRA Q
	74	6905 TRACTOR DR	BANKS KENDRA DIONNE
	75	6909 TRACTOR DR	JACOB MOR M BEN DAVID
	76	6913 TRACTOR DR	BROOKS CYNTHIA R &
	77	6917 TRACTOR DR	PETTY LASHONDA
	78	6921 TRACTOR DR	SANDOVAL DANIEL VARGAS &
	79	6925 TRACTOR DR	EASLEY REGINA
	80	6929 TRACTOR DR	WILLIAMS ROCHELLE D
	81	6933 TRACTOR DR	LEMELL LINDA F
	82	1514 EMMA DR	EDWARDS VANESSA N
	83	1518 EMMA DR	TEJADA CARINA
	84	6946 OLD OX RD	VERA JESUS & ROSA
	85	6942 OLD OX RD	HARDY ERIC D
	86	6934 OLD OX RD	FLORES ROBERTO
	87	1604 EMMA DR	KENNEDY AYN M
	88	1522 COVER DR	RILEY NICOLE C

01/06/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	1518 COVER DR	TURNER YOLANDA S & CHARLIE T
	90	1514 COVER DR	BRITTINGHAM CORDREA
X	91	6906 TRACTOR DR	BIGGERS BOBBIE S
X	92	6910 TRACTOR DR	ANDERSON LINDA K
	93	6914 TRACTOR DR	DANIELSMEGGINSON SHARON D &
	94	6918 TRACTOR DR	BARNES LARRY
	95	6922 TRACTOR DR	WATERS BARBARA
	96	6926 TRACTOR DR	FISHER JOYCE
	97	6930 TRACTOR DR	ARIZA LIZETH ROMAN
	98	6934 TRACTOR DR	GUERRERO LUIS RAMON
	99	6942 TRACTOR DR	MATHIS RHONDA A
	100	1519 EMMA DR	SHIELDS NATASHA
X	101	1523 EMMA DR	SMOTHERMAN MICHAEL CLARK
	102	6937 TESSLA DR	KAHN SYLVIA & CAPSTONE LLC
	103	6933 TESSLA DR	MEDINA JOSE
	104	6929 TESSLA DR	BERRY LEROYDRION &
	105	6925 TESSLA DR	RAMIREZ URIEL &
	106	6921 TESSLA DR	MONARREZ OLGA
	107	6917 TESSLA DR	MATEOS HAROLD
	108	6913 TESSLA DR	WALKER LARRY R
	109	1700 E CAMP WISDOM RD	Dallas ISD
	110	1440 LAURA LN	Taxpayer at
	111	1507 FIREBIRD DR	Taxpayer at
	112	1522 FIREBIRD DR	Taxpayer at
	113	1512 FIREBIRD DR	Taxpayer at
	114	1448 FIREBIRD DR	Taxpayer at
	115	1510 EMMA DR	Taxpayer at
	116	1522 EMMA DR	Taxpayer at
	117	1526 EMMA DR	Taxpayer at
	118	6938 OLD OX RD	Taxpayer at
	119	6938 TRACTOR DR	Taxpayer at