

FILE NUMBER: Z234-242(GB) **DATE FILED:** May 22, 2024
LOCATION: North line of Northwest Highway between Lockhaven Drive and Lullwater Drive
COUNCIL DISTRICT: 10
SIZE OF REQUEST: ± 1.99 acres **CENSUS TRACT:** 48113013005

REPRESENTATIVE: Baldwin Associates, LLC
OWNER: Pershing Capital
APPLICANT: Turtle Creek Reserve
REQUEST: An application for a new tract on property zoned Tract 2 within Planned Development District No. 775.
SUMMARY: The purpose of the request is to permit CR Community Retail District uses and standards to develop the property with commercial uses.
CPC RECOMMENDATION: **Approval**, subject to an amended conceptual plan, a development plan, and amended conditions.
STAFF RECOMMENDATION: **Approval**, subject to an amended conceptual plan, a development plan, and amended conditions.

BACKGROUND INFORMATION:

- The applicant proposes a create a new subdistrict within Planned Development 775.
- The base zoning district for the current Tract 2, is MF-2(A).
- The proposed new tract will have a base zoning district of CR Community Retail.
- The site is currently undeveloped and is located on the north line of Northwest Highway between Lockhaven Drive and Lullwater Drive
- The applicant proposes to develop the site with community retail uses, in which this amendment is seeking to accomplish.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z234-178:** An application for a TH-3(A) Townhouse District on property zoned an LO-1 Limited Office District, on the north line of Northwest Highway between Lockhaven Drive and Lullwater Drive. [Under review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
E. Northwest Highway	Principal Arterial	107' ROW Bike Plan

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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining 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 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.2 Ensure that Area Plans include an economic development component to address the economic factors of the areas in the context of the City as a whole.

Area Plan:

District 10 Strategic Plan

District 10 Strategic Plan was adopted by the Dallas City Council on June 14, 2006. District 10 in Northeast Dallas, is bounded by the Dallas City Limits to the north and east, Northwest Highway to the south and U.S. Highway 75 and the White Rock Greenbelt to the west. The study area covers approximately 8,055 acres of land, about twelve and a half square miles. The community vision statement is "to create a unique and diverse community where our citizens can enjoy the quality of small town life amid the natural beauty of hills, trees and winding creeks within a functional, beautiful, and progressive city." The goals of this plan are to strengthen Northeast Dallas communities, boost economic investment, and enhance the infrastructure within the district.

The community economic development focus is on revitalizing existing strip centers that have seen decline in appearance and occupancy, and include:

1. There is a need for higher-end shopping.
2. There are too many vacant strip centers.
3. Repair and maintenance is needed for area retail centers.
4. Larger stores, big box' type stores are needed, but not within adjacency to residential areas.
5. Economic development efforts should take advantage of the economic diversity in the area.

The applicant's request aligns with objective five of the district 10 Strategic Plan. The applicant is proposing to develop the area of request with community retail uses that will benefit the existing neighborhood.

Land Use:

	Zoning	Land Use
Site	Tract 2 within PD No. 775	Undeveloped
North	Tract 1 within PD No.775	Senior Living Facility
West	LO-1 Limited Office District	Office
East	Tract 1 within PD No. 775	Retirement housing
South	PD No. 906	Mini-warehouse

Land Use Compatibility:

The property is currently undeveloped. Properties to the north and east are developed with senior living facility and retirement housing uses. Properties to the west are developed with office uses. Property to the south is developed with a mini-warehouse use.

The applicant's proposed use will be compatible with the neighboring properties with community retail uses such as the existing office uses and the adjacent mini-warehouse. The applicant is proposing retail uses which will further add objective five of the District 10 Strategic Plan. Other CR Community Retail zoning exists throughout the block at this time, and the proposed zoning would function identically.

Land Use Comparison

Following is a comparison table showing differences in 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-4.205 or 51A-4.209(3.1) or 51A-4.213

	Existing	Proposed
Use	MF-2(A)	CR
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden		
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		R
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	

	Existing	Proposed
Use	MF-2(A)	CR
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	•
Cemetery or mausoleum	S	
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions	R	
Convent or monastery	•	•
Foster home	•	
Halfway house		
Hospital	S	S
Library, art gallery, or museum	S	•
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		S
Lodging or boarding house	•	
Overnight general purpose shelter		S
MISCELLANEOUS USES		
Carnival or circus (temporary)		★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office		•
OFFICE USES		
Alternative financial establishment		S

	Existing	Proposed
Use	MF-2(A)	CR
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	R	•
Private recreation center, club, or area	S	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		
Group residential facility		
Handicapped group dwelling unit		
Live-work unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		R
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		R
Auto service center		.
Business school		.
Car wash		d
Commercial amusement (inside)		.
Commercial amusement (outside)		.
Commercial motor vehicle parking		R
Commercial parking lot or garage		S
Convenience store with drive-through		S
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		•

	Existing	Proposed
Use	MF-2(A)	CR
Home improvement center, lumber, brick or building materials sales yard		D
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		S
Pawn shop		•
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface accessory remote parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		
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	S	•
Local utilities	S,R	S,R
Police or fire station	S	•
Post office		•
Radio, television, or microwave tower	S	S

	Existing	Proposed
Use	MF-2(A)	CR
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed	S	S
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		S
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	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards

Following is a comparison of the development standards of the current MF-2(A) base zoning district and the proposed CR (Community Retail) base zoning district.

District	Setback		Density	Height	Lot Cvrg.	Storie s	FAR	Primary Uses
	Front	Side/ Rear						
Existing: MF-2(A)	15'	Side: 15' * Rear: 15*	---	45'	80%		0.5(retail) 1.0(office) 1.0(all uses combined)	Regional Services
Proposed: CR	15'	20' (adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A))	No Maximum	54'	60%	4	FAR: 0.5 for office uses 0.75 for all uses combined	Community Serving Retail. Personal Service, and Office

Side Yard

Minimum side yard is:

No minimum side yard for single family structures

Minimum side yard for duplex structures is 5 feet

Minimum side yard for other permitted structures is 10 feet

Rear Yard

Minimum rear yard is:

No minimum rear yard for single family structures

Minimum rear yard for duplex structures is 10 feet

Minimum rear yard for other permitted structures is 15 feet

A minimum rear yard of 10 feet may be provided when a building site backs on a district other than residential, except for MF(A) district

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirements uses within the CR District generally range from 1 space per 100 square feet to 1 space per 333 square feet. 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 policymakers 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is located within “E” MVA cluster.

List of Officers

Turtle Creek Reserve, LLC

LH Capital, Inc.

Frank Mackey, Vice President

Pershing Development, LLC

Pershing Capital, LLC

Edward Manuel, Vice President

**CPC Action
October 24, 2024**

4. [24-3290](#) Z234-242(GB)

Planner: Giahanna Bridges

Motion: It was moved to recommend **approval** of a new tract, subject to an amended conceptual plan, a development plan, and amended conditions with the following changes: add a section in the uses, “The following uses are prohibited: Building repair and maintenance shop, Carnival or circus (temporary), Alternative financial establishment, Financial institution with drive-in window, Ambulance service, Animal shelter or clinic with outside runs, Auto service center, Car wash, Commercial amusement (outside), Commercial motor vehicle parking, Commercial parking lot or garage, Convenience store with drive-through, Motor vehicle fueling station Paraphernalia shop, Pawn shop, Restaurant with drive-in or drive-through service, Swap or buy shop, Mini-warehouse, Recycling buy-back center, Recycling collection center.”, on property zoned Tract 2 within Planned Development District No. 775, on the north line of Northwest Highway between Lockhaven Drive and Lullwater Drive.

Maker: Housewright
Second: Carpenter
Result: Carried: 11 to 0

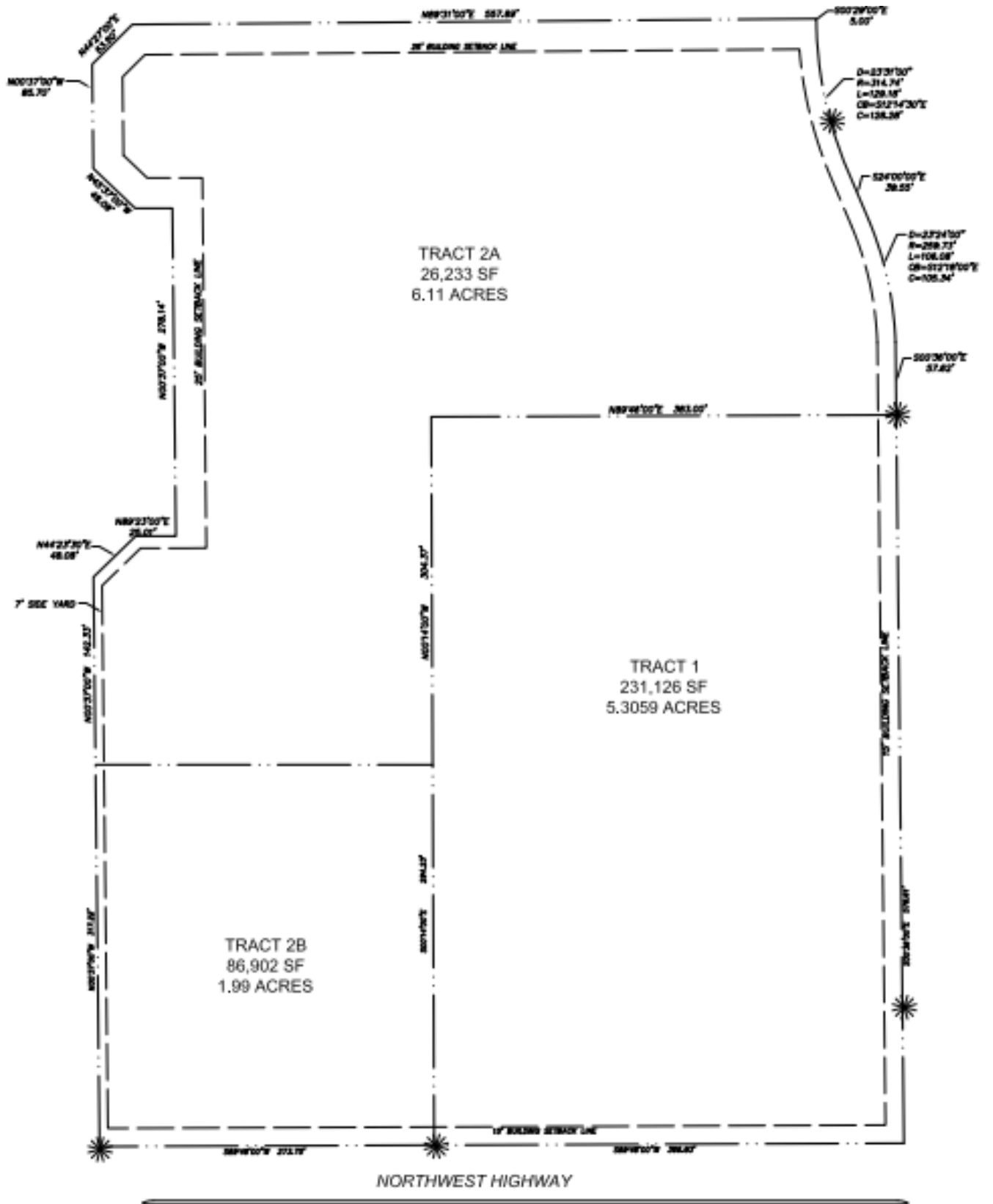
For: 11 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Sleeper, Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 4 - Wheeler-Reagan, Blair, Eppler, Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 45
Replies: For: 1 Against: 4

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Jennifer Nixon, 8605 San Souci Dr., Dallas, TX, 75238
Against: James Williams, 8608 San Souci Dr., Dallas, TX 75238

CPC RECOMMENDED CONCEPTUAL PLAN - ENLARGED



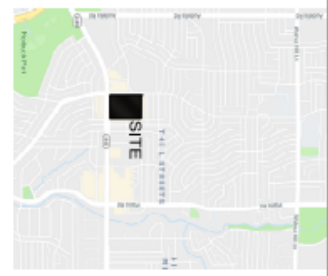
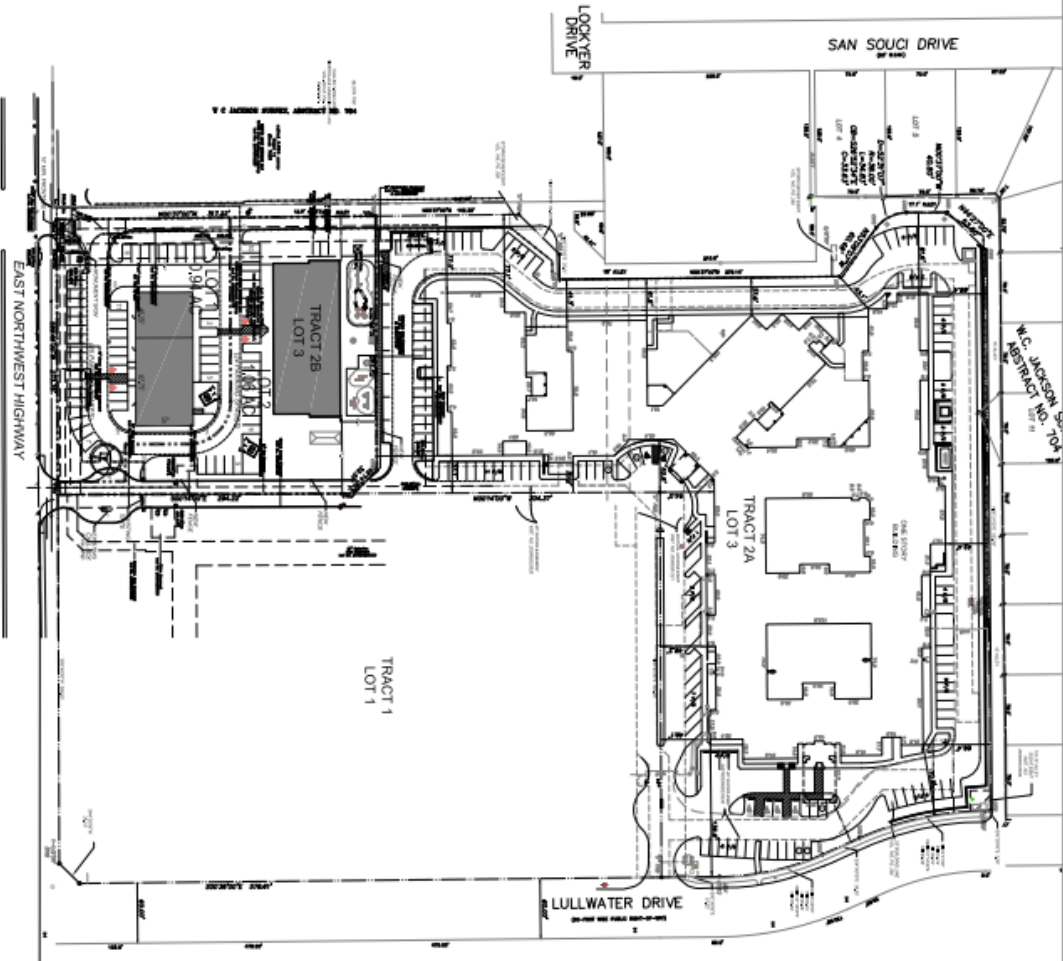
CPC RECOMMENDED DEVELOPMENT PLAN



1

DEVELOPMENT PLAN - TRACT 2

SCALE: 1" = 80'-0"



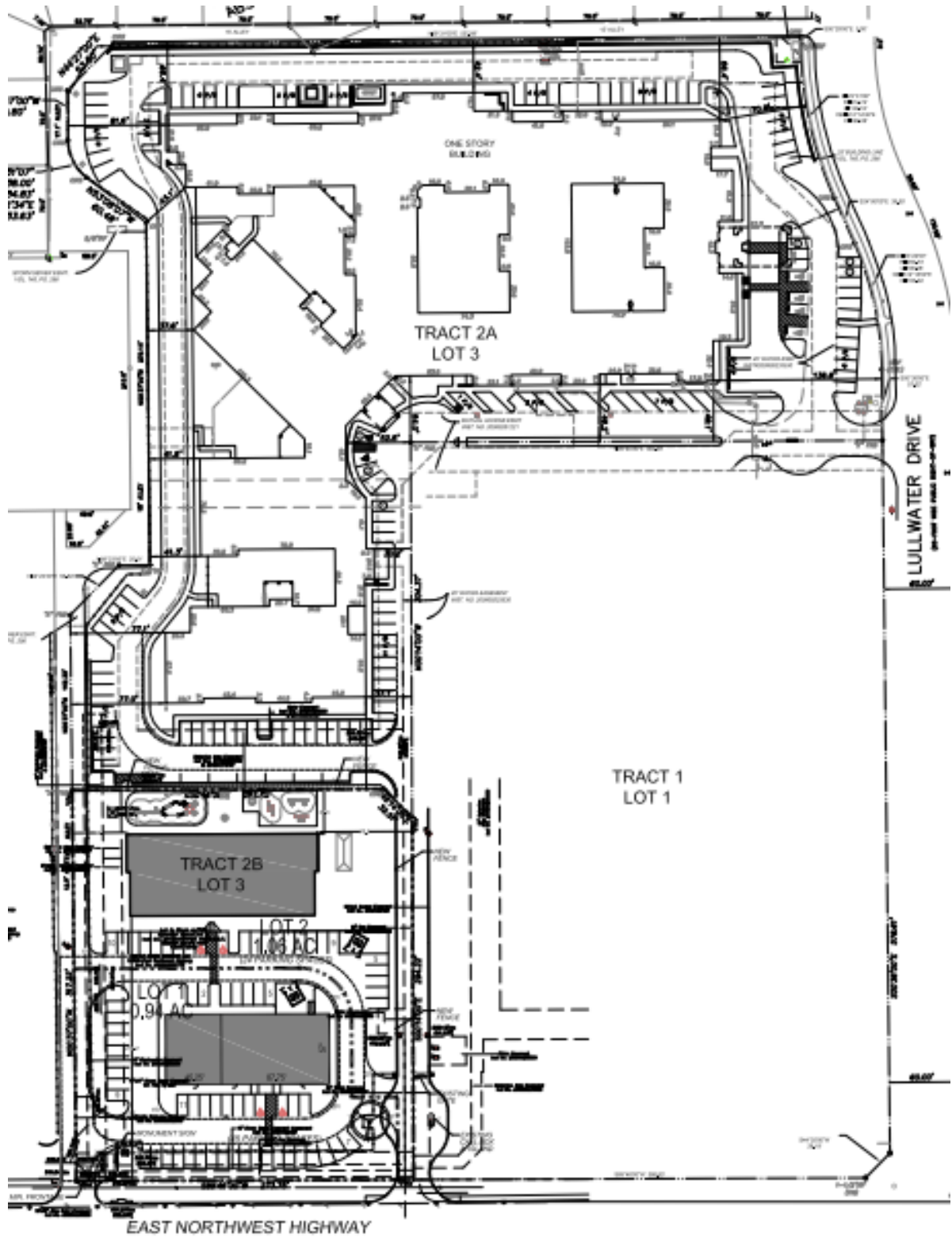
VICINITY MAP
NTS

SITE INFORMATION	
PD 73 TRACT 2A	263,333 SF
TOTAL SITE AREA	611 AC
PERMITTED USES	COMMERCIAL MIXING HOME AND HOBOTRY/CARE
LAND USE	208 BDC
PERMITTED USES	200 UNITS OR BIDS
MAN DENSITY # PER AC	PROVIDED
MAN DENSITY # PER AC	30 FT
MIN. BUILDING HEIGHT	3 FT
MIN. STORY HEIGHT	3 FT
MIN. LOT COVER: LOT 3	50%
MIN. LOT COVER: LOT 2	50%
MIN. FRONT SETBACK NORTHWEST	5 FT
HAV	15 FT
MIN. FRONT SETBACK (LULLWATER)	42 FT
MIN. SIDE SETBACK NORTH	10 FT
MIN. SIDE SETBACK WEST	10 FT
MIN. SIDE SETBACK SOUTH	20 FT
MIN. REAR SETBACK NORTH	5 FT
MIN. REAR SETBACK SOUTH	5 FT
MIN. PARKING	45
LOTS 150000 IS SPACES PER BID	17
LOTS 200000 IS SPACES PER BID	18
LOTS 250000 IS SPACES PER BID	18
MIN. LOADING SPACE	1
TOTAL	147

Z234-242(GB)

<p>EAST NORTHWEST HIGHWAY CITY OF DALLAS, TEXAS</p>		<p>BALDWIN ASSOCIATES 3004 Elm Street, Suite B Dallas, Texas 75226 MOBILE: 214.726.7949 OFFICE: 214.824.7949 rob@baldwinplanning.com</p>	<p>05/07/2024</p>
--	--	---	-------------------

CPC RECOMMENDED DEVELOPMENT PLAN - ENLARGED



CPC RECOMMENDED CONDITIONS

**ARTICLE
775.**

PD 775.

SEC. 51P-775.101. LEGISLATIVE HISTORY.

PD 775 was established by Ordinance No. 27037, passed by the Dallas City Council on December 12, 2007. (Ord. 27037)

SEC. 51P-775.102. PROPERTY LOCATION AND SIZE.

PD 775 is established on property located at the northwest corner of Northwest Highway and Lullwater Drive. The size of PD 775 is approximately 13.9 acres. (Ord. 27037)

SEC. 51P-775.103. 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 sections in Chapter 51A. In this district:

(1) **ATTACHED DWELLING UNIT** means a multifamily use within a structure with a minimum of two dwelling units attached together; attached, enclosed off-street parking for each dwelling unit that has direct access to the dwelling unit; and no dwelling unit above another dwelling unit.

(2) **TANDEM PARKING** means a parking layout where access to the front parking space is through a parking space that is directly behind it.

(c) This district is considered to be a residential zoning district. (Ord. 27037)

SEC. 51P-775.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 775A: conceptual plan.

(2) Exhibit 775B: Tract 2 development plan. (Ord. Nos. 27037; 31389)

SEC. 51P-775.104.1. CREATION OF SUBDISTRICTS.

This district is divided into three subdistricts: Subdistricts 1, 2A, and 2B.

SEC. 51P-775.105. CONCEPTUAL PLAN

Development and use of the Property must comply with the conceptual plan (Exhibit 775A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 27037)

SEC. 51P-775.106. DEVELOPMENT PLAN.

(a) For multifamily uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

(c) In Tract 2, generators and dumpsters must be located in an area of not more than 50 feet by 50 feet on the northwest corner of Lot 2 in the location shown on the Tract 2 development plan (Exhibit 775B). (Ord. Nos. 27037; 31389)

SEC. 51P-775.107. MAIN USES PERMITTED.

(a) Subdistricts 1 and 2A. Except as provided in this section, the only main uses permitted in these [this] subdistricts are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in these [this] subdistricts only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in these [this] subdistricts; etc.

(b) Subdistrict 2B.

(i) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this subdistrict; etc.

(ii) The following uses are prohibited:

- Building repair and maintenance shop.
- Carnival or circus (temporary).
- Alternative financial establishment.
- Financial institution with drive-in window.
- Ambulance service.
- Animal shelter or clinic with outside runs.
- Auto service center.
- Car wash.
- Commercial amusement (outside).
- Commercial motor vehicle parking.
- Commercial parking lot or garage.
- Convenience store with drive-through.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Pawn shop.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.

(c) Residential adjacency review is not required for convalescent and nursing homes, hospice care, and related institutions.

(d[e]) Attached dwelling unit and adult day care facility are permitted by right. (Ord. Nos. 27037; 31389)

SEC. 51P-775.108. 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.

(c) The following accessory use is permitted by SUP only:

- Accessory helistop.

- (d) An SUP may be required for the following accessory use:
 - Accessory medical/infectious waste incinerator. [See Section 51A-4.217 (b)(3.1).] (Ord. 27037)

SEC. 51P-775.109. 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.

(1) Tracts 1 and 2A. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(2) Tract 2B. Except as provided in this section, the yard, lot, and space regulations in the CR Community Retail District apply.

(b) Front yard. For attached dwelling unit, retirement housing, and convalescent and nursing homes, hospice care, and related institutions, minimum front yard is 15 feet.

(c) Side and rear yard.

(1) Tract 1. For attached dwelling unit; retirement housing; and convalescent and nursing homes, hospice care, and related institutions, minimum side and rear yard is 10 feet.

(2) Tract 2A. For attached dwelling unit; retirement housing; and convalescent and nursing homes, hospice care, and related institutions:

(A) Lot 2. Minimum side and rear yard is seven feet.

(B) Lot 3. Minimum side and rear yard is 25 feet.

(d) Density. For retirement housing, attached dwelling unit, and convalescent and nursing homes, hospice care, and related institutions,

(1) Tract 1. Maximum number of dwelling units, suites, and beds is 300 combined.

(2) Tract 2A. Maximum number of dwelling units, suites, and beds is 200 combined.

(e) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.)

(2) Tract 1. Except as provided in this paragraph, for attached dwelling unit; retirement housing; and convalescent and nursing homes, hospice care, and related institutions, maximum structure height is 54 feet. Structures listed in Section 51A-4.408(a)(2) may project a maximum of 12 feet above the maximum structure height.

(3) Tract 2A.

(A) For retirement housing and convalescent and nursing homes, hospice care, and related institutions, maximum structure height is 36 feet.

(B) For attached dwelling unit, maximum structure height is 40 feet.

(f) Stories.

(1) Tract 1. For retirement housing and convalescent and nursing homes, hospice care, and related institutions, maximum number of stories above grade is four.

(2) Tract 2A. For attached dwelling unit; retirement housing; and convalescent and nursing homes, hospice care, and related institutions, maximum number of stories above grade is three. (Ord. Nos. 27037; 31389)

SEC. 51P-775.110. 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) For attached dwelling unit, a minimum of two enclosed, direct access, off-street parking spaces are required for each dwelling unit.

(c) For attached dwelling unit, tandem parking is permitted.

(d) For the purposes of off-street parking, Tract 2A is considered one lot. (Ord. Nos 27037; 31389)

SEC. 51P-775.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27037)

SEC. 51P-775.112. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For landscaping purposes, **Tract 2A** is considered one lot.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 27037; 31389)

SEC. 51P-775.113. SIGNS.

- (a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) For Tract **2B**, a maximum of two detached signs are permitted along Northwest Highway. The two detached signs along Northwest Highway must be monument signs. Maximum effective area of each sign is 40 square feet. (Ord. Nos. 27037; 31389)

SEC. 51P-775.114. ADDITIONAL PROVISIONS.

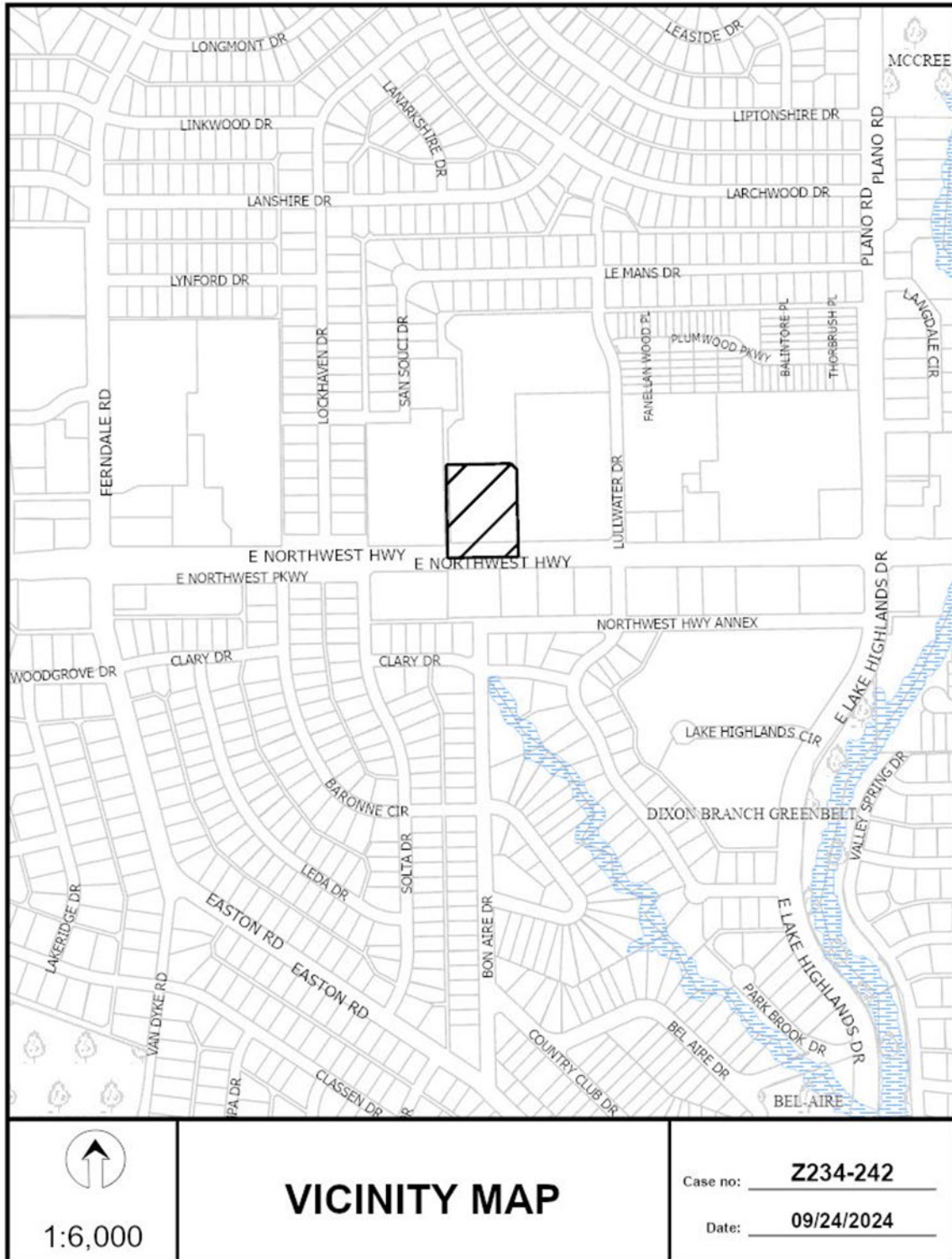
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) In Tract 2, a minimum six-foot wide, unobstructed sidewalk must be provided. The sidewalk must be located between five and 15 feet from the back of the street curb along Northwest Highway, subject to approval by the Texas Department of Transportation. (Ord. Nos. 27037; 31389)

SEC. 51P-775.115. COMPLIANCE WITH CONDITIONS.

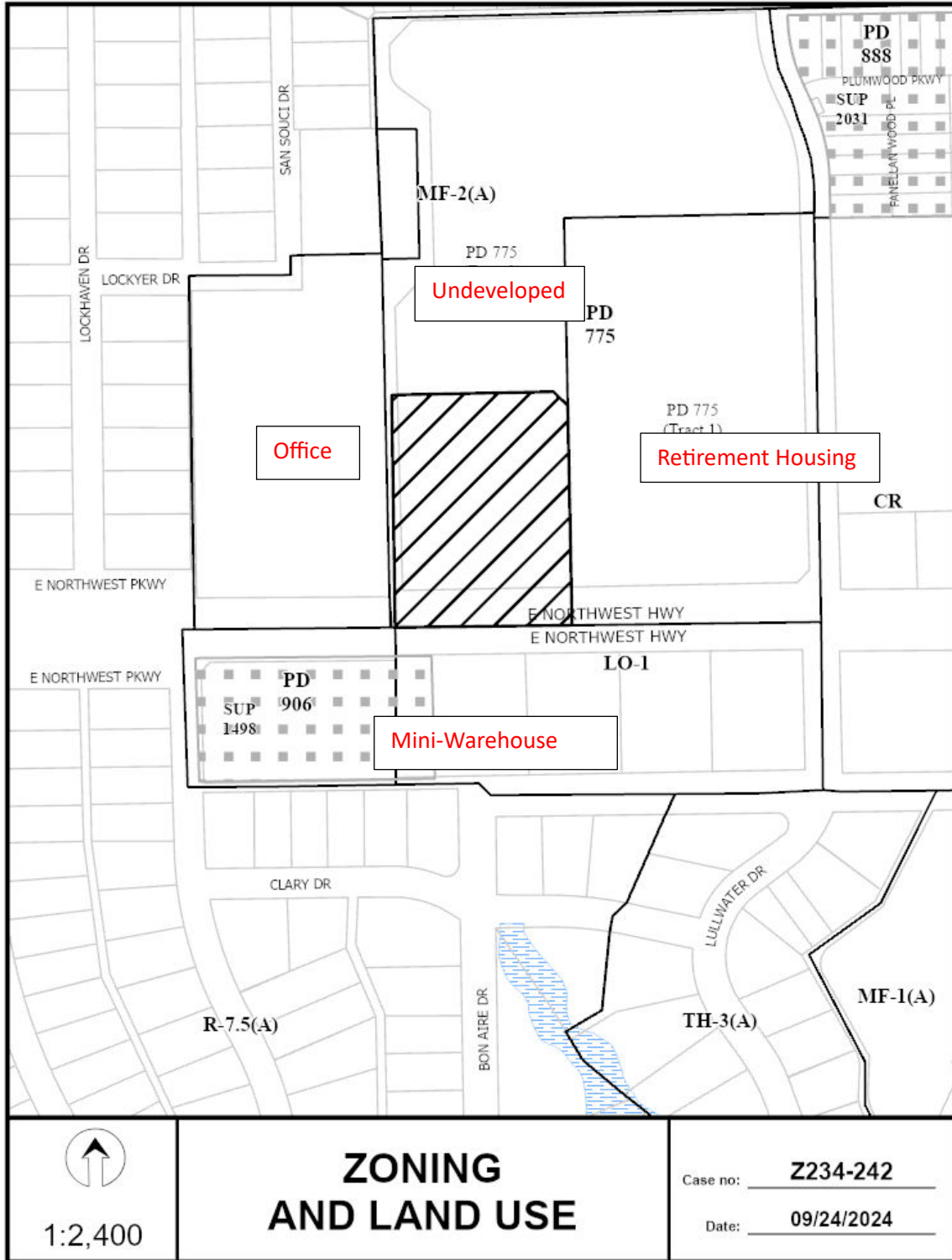
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all

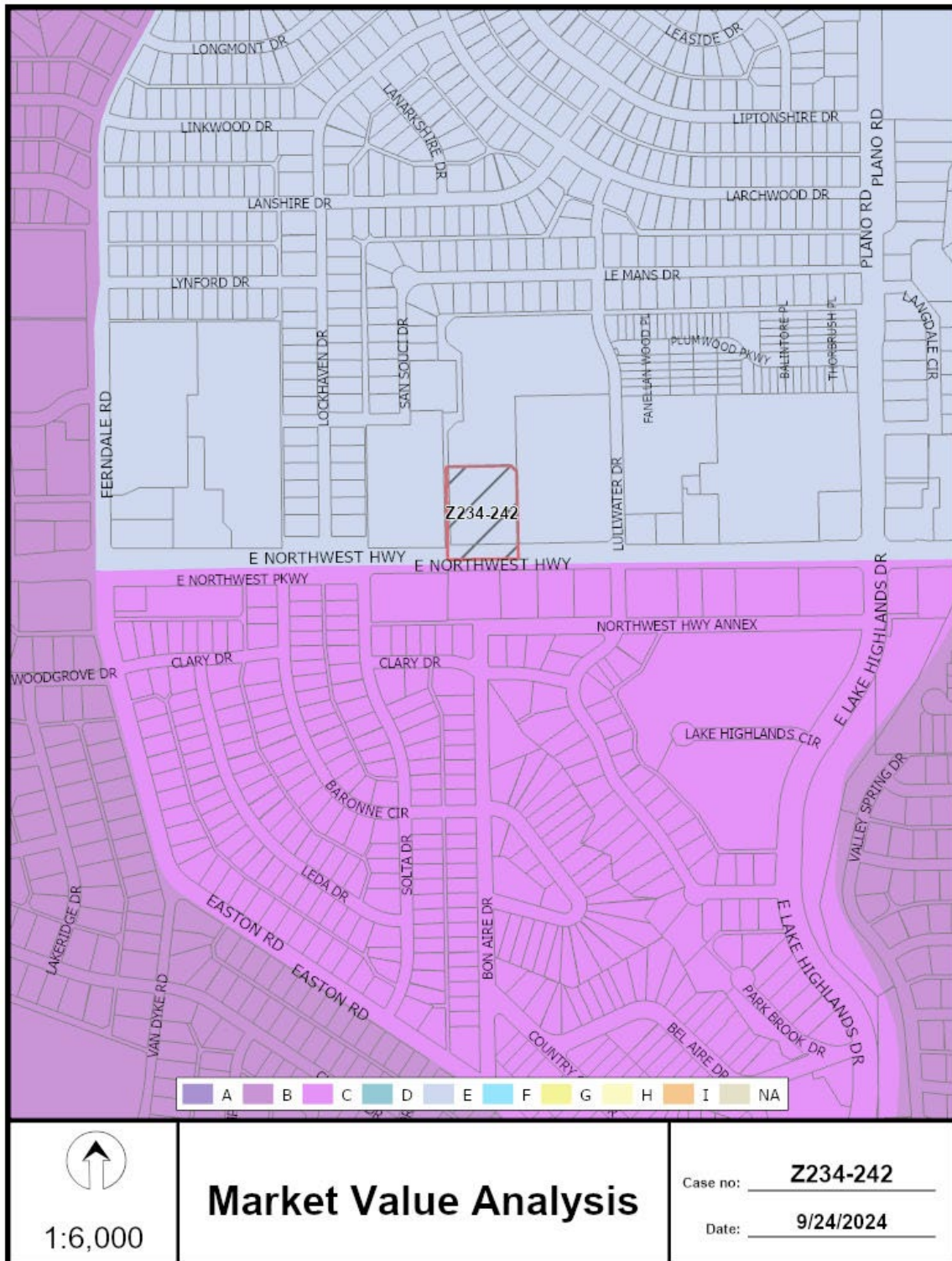
Z234-242(GB)

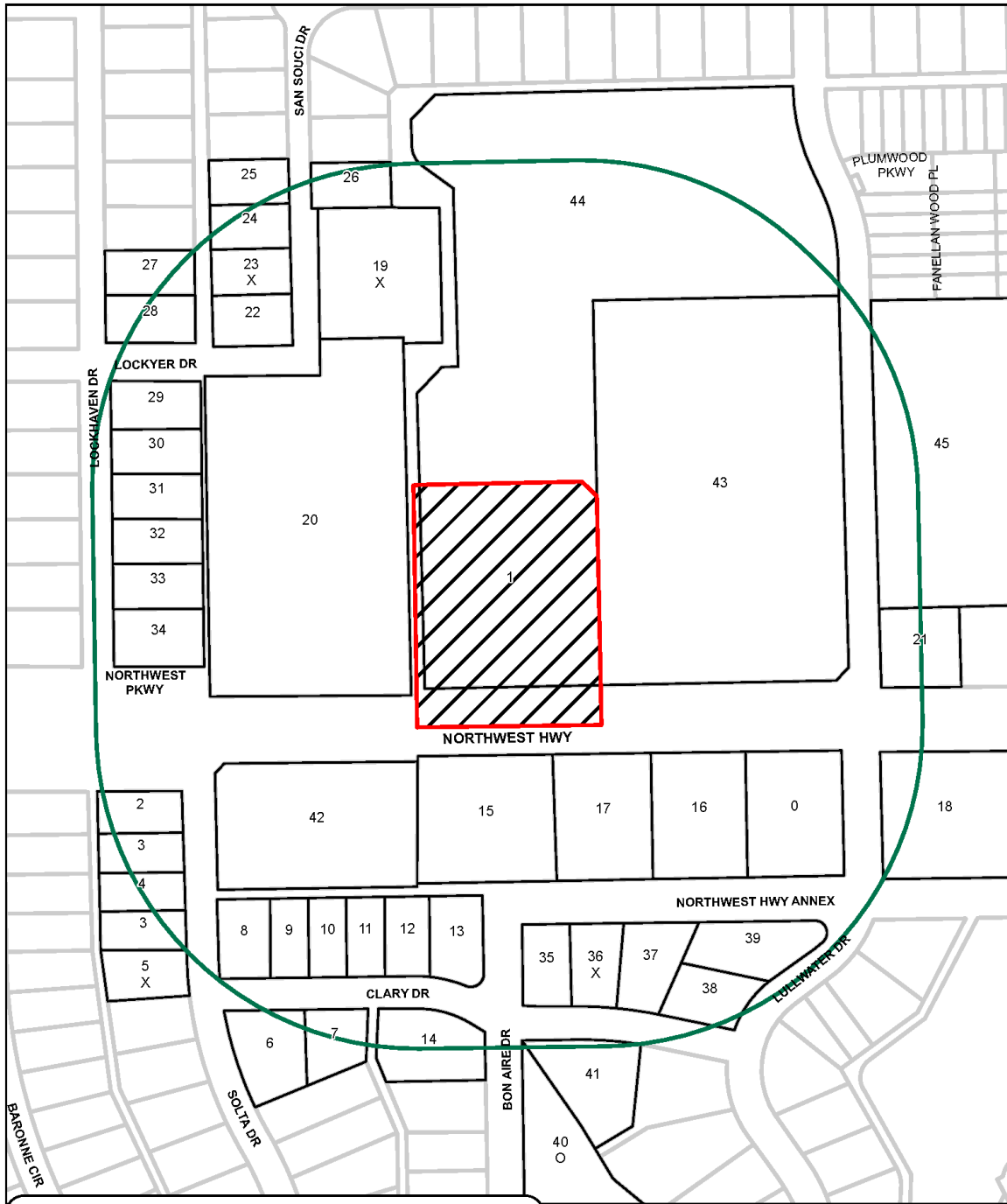
other ordinances, rules, and regulations of the city. (Ord. 27037)











<u>45</u>	Property Owners Notified (47 parcels)
<u>1</u>	Replies in Favor (1 parcel)
<u>4</u>	Replies in Opposition (4 parcels)
<u>500'</u>	Area of Notification
<u>10/24/2024</u>	Date

Z234-242
CPC



1:2,400

10/23/2024

Reply List of Property Owners**Z234-242****45 Property Owners Notified 1 Property Owners in Favor 4 Property Owners Opposed**

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	10409 E NORTHWEST HWY	TURTLE CREEK RESERVE LLC
	2	10573 SOLTA DR	MORENO VICTOR &
	3	10567 SOLTA DR	KINDLE TERESA M
	4	10563 SOLTA DR	MIHALOPOULOS JOHN
X	5	10553 SOLTA DR	OTOOLE LINDA S &
	6	10404 CLARY DR	CHILDS RUTH PAULINE TR
	7	10414 CLARY DR	SAHASRABUDHE AMIT M &
	8	10560 SOLTA DR	DOROUGH RAMONA JEWEL MARIA &
	9	10409 CLARY DR	RADCLIFFE JEREMY &
	10	10415 CLARY DR	GLAZE BETSY R
	11	10421 CLARY DR	RADCLIFFE JEREMY D
	12	10425 CLARY DR	KAPADIA NISHIT
	13	10431 CLARY DR	KEIERLEBER MELVIN JR &
	14	131 BON AIRE DR	BURNS BRIAN & JESSICA MARIE
	15	10440 E NORTHWEST HWY	FOCUS REAL ESTATE LLC
	16	10464 E NORTHWEST HWY	BAITY RUSSELL W
	17	10450 E NORTHWEST HWY	NW HILLTOP HOUSE LLC
	18	10502 E NORTHWEST HWY	REPPAS PPTIES INC
X	19	8608 SAN SOUCI DR	WILLIAMS JAMES L &
	20	10405 E NORTHWEST HWY	NORTH LAKE MERIDIAN LLC
	21	10501 E NORTHWEST HWY	2016 YEONG SIM KIM TRUST THE
	22	8605 SAN SOUCI DR	NIXON JENNIFER
X	23	8611 SAN SOUCI DR	LAWSON MARSHA &
	24	8617 SAN SOUCI DR	RICHMOND GINA MICHELLE
	25	8623 SAN SOUCI DR	MALCHODI WILLIAM J
	26	8620 SAN SOUCI DR	WALLACE JAMES CLARE III LIFE EST

10/23/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	8608 LOCKHAVEN DR	TAYLOR JAMES SHAWN & VIRGINIA LEE
	28	8604 LOCKHAVEN DR	LOWE DAVID WOODSON
	29	8528 LOCKHAVEN DR	SHARMA NITIN
	30	8524 LOCKHAVEN DR	ROBINSON JAMES M &
	31	8520 LOCKHAVEN DR	BARRY EMILY
	32	8514 LOCKHAVEN DR	SINNOTT STEFANI A
	33	8508 LOCKHAVEN DR	PIEROTTI MICHAEL E &
	34	8504 LOCKHAVEN DR	IRVING DEMARCUS KENTA & TAWALLA D
	35	10441 CLARY DR	TUMLINSON BARBARA & JAMES
X	36	10445 CLARY DR	BOLDEN DARRELL R &
	37	10451 CLARY DR	KELLEY PAMELA KAYE & HOWARD ANSON
	38	8405 LULLWATER DR	STUART JOHN P & AMY
	39	8411 LULLWATER DR	Taxpayer at
O	40	154 BON AIRE DR	RENZ CONRAD S & SUSAN
	41	10440 CLARY DR	WALLS CHARLES B
	42	10410 E NORTHWEST HWY	PS LPT PROPERTIES INVESTORS
	43	8501 LULLWATER DR	CPF SENIOR LIVING
	44	8615 LULLWATER DR	JSC LAKE HIGHLANDS REALTY LP
	45	8550 LULLWATER DR	DALLAS ELKS LODGE 71