
FILE NUMBER:	Z201-162(LG)	DATE FILED:	December 30, 2020
LOCATION:	Southwest corner of Skillman Street and Whitehurst Drive		
COUNCIL DISTRICT:	10	MAPSCO:	27 G
SIZE OF REQUEST:	±5.619 acres	CENSUS TRACT:	78.11

REPRESENTATIVE: Brad Williams & Tommy Mann, Winstead PC

OWNER/APPLICANT: JAHCO LH Development LLC & JAHCO Lake Highlands LLC

REQUEST: An application for a Planned Development District for MC-4 Multiple Commercial District uses and single family uses on property zoned an MC-4 Multiple Commercial District.

SUMMARY: The purpose of the request is to allow for the addition of the single family uses and develop the site with attached and detached single family homes with modified standards primarily in relation to yard, lot, and space regulations.

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

STAFF RECOMMENDATION: Denial without prejudice.

BACKGROUND INFORMATION:

- The site is currently undeveloped and zoned MC-4 Multiple Commercial District.
- The existing zoning district regulations would not permit single family homes to be constructed on the site since it is considered to be a commercial district. The proposed PD would allow up to 90 units on the subject site. For a single family use, the applicant requests to use TH-3 Townhouse District guidelines, but will only meet the front, rear and side yard guidelines.

Zoning History: There has been no recent zoning changes requested in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Dimension; ROW
Skillman Street	Principal Arterial	M-6-D(A); 100' with bike plan
Audelia Road	Minor Arterial	M-6-D(B); 90' with bike plan
Whitehurst Drive	Local Street	-

Traffic

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

STAFF ANALYSIS:

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 following goals are consistent with the applicant's request.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

Neighborhood Plus Plan

Goal 5.0 EXPAND HOMEOWNERSHIP

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

The applicant's request does not support the following goal 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.

Surrounding Land Uses:

	Zoning	Land Use
Site	MC-4	Undeveloped
Northwest	PD No. 421, TH-2(A), MF-1(A)	Single Family and Multiple Family
North	MC-1	Undeveloped, Mixed Commercial
Northeast	MU-3	Undeveloped
East	MC-2, MF-2(A), LO-1	Fire Station, Multifamily, Office
South/Southwest	CR	Retail
West	MC-4	Retail and Personal Service Uses, Restaurants

Land Use Compatibility:

The area of request is surrounded by a mix of uses, including a Dallas Fire Rescue Station, single family and multifamily, retail and personal service uses, and restaurants. Residents in the area also have access to the nearby Lyndon B. Johnson/Skillman Blue Line DART Station, which is accessible via Valmarie Drive. The applicant proposes attached and detached single family residential development consisting of a maximum of 90 dwelling units. While single family could be considered a compatible use with the surrounding uses, but the applicant proposes to develop the site with 1,200 sq. ft. lots, which is significantly smaller than the lot sizes allowed for single family in any zoning district. Therefore, staff is not in support of this request.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: MC-4 Multiple Commercial	15'; additional 20' if structure is taller than 45'	20 if adjacent to R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) districts; no minimum for other uses	NA	70'	80%	Residential proximity slope	Lodging, Office, and Retail and Personal Service
Proposed: PD with MC-4 and TH-3(A) uses	15'	0'/0'	16 Dwelling Units / acre	42'	80%	Minimum 1,200 square feet per lot	Single family

The applicant proposes to develop the site with attached and detached single family residential development consisting of a maximum of 90 dwelling units and to modify the front, side and rear yard setbacks, number of dwelling units per acre, lot coverage. The applicant will reduce the height regulations from 70' to 42' but will still exceed the maximum height of a TH-3(A) Townhouse District, which is 36'. The applicant also requests for single family to be the main use but has not proposed to restrict other permitted uses for the property. The applicant also proposes a lot coverage of 80%, which is what is typically allowed in commercial districts, whereas a lot coverage of 60% percent would be more consistent with TH-3(A) Townhouse District.

In a TH-3(A) Townhouse District, it also states 80% of individual lot may be covered by structures if the coverage for the total project does not exceed 60% and at least 40% is reserved for open space. At this time, the applicant has submitted a conceptual plan that states only 8% of the total area of the development would be reserved for open space.

The applicant is proposing a minimum lot size of 1,200 square feet, whereas a minimum 6,000 square feet is required for duplex structures and 2,000 square feet for single family structures in a TH-3(A) district. Staff is not in support of this request but would be open to consideration if the applicant increased the minimum lot sizes to be at least 2,000 square feet.

Parking:

The applicant does not propose to modify the parking requirements of the Dallas Development Code which requires two parking spaces per single family use and, in a shared access development, an additional one-quarter space per single family use for visitors or guests.

Landscaping:

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

Shared Access:

According to Section 51A-4.411(c)(1-4), a shared access development is required to have the following:

- (1) A shared access development is created by platting no less than three and no more than 36 individual lots. Adjacent shared access developments may not be connected or combined to exceed the 36 lot maximum.
- (2) A shared access development must be restricted by plat to single family use.
- (3) No building permit may be issued to authorize work in a shared access development until the plat and the shared access area agreement have been recorded in the real property records of the appropriate county, all requirements of the shared access area have been met, and the director has corrected the appropriate zoning map in the offices of the city secretary, the building official, and the department to reflect the restriction to single family use.
- (4) A shared access development may not be platted as a community unit development (CUD).

The applicant meets the requirements listed above but is not compatible with the surrounding uses.

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 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). Although the area of request is uncategorized, MVA Category “H” properties are located to the northwest. Properties within an “E” MVA Category are located to the east, northwest and southwest of the area of request.

List of Officers/Principals/Partners

JAHCO LH Development LLC

John A. Henry, IV

JAHCO Lake Highlands LLC

John A. Henry, IV

**CPC ACTION
MAY 6, 2021**

Motion: It was moved to recommend **approval** of a Planned Development District for MC-4 Multiple Commercial District uses and single family uses, subject to a revised conceptual plan and revised conditions on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Skillman Street and Whitehurst Drive.

Maker: Rubin
Second: Jung
Result: Carried: 11 to 0

For: 11 - MacGregor, Stinson, Johnson, Shidid,
Carpenter, Jackson, Blair, Jung, Suhler,
Murphy, Rubin

Against: 0
Absent: 2 - Schwope, Garcia
Vacancy: 1 - District 10
Conflict: 1 - Hampton**

**out of the room, when vote taken

Notices: Area: 500 Mailed: 46
Replies: For: 5 Against: 1

Speakers: For: Tommy Mann, 500 Winstead Building, Dallas, TX, 75201
Graham Irvine, 1717 Main St., Dallas, TX, 75201
Brad Williams, 2728 N. Harwood St., Dallas, TX, 75201
For (Did not Speak): Stephen Lohr, 1845 Woodall Rodgers Fwy., Dallas, TX, 75201
Against: None

CPC RECOMMENDED PD CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P-____.100. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____ .101. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the southwest corner of the intersection of Skillman Street and Audelia Road, north of Valmarie Drive. The size of PD _____ is approximately 5.619 acres.

SEC. 51P- ____ .102. 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:

OPEN SPACE means the portion of a shared access development that is principally open to the sky and accessible to all occupants of the shared access development, including, without limitation, common areas, dog parks, playgrounds, and walking/jogging trails within the development.

(c) This district is considered to be a nonresidential zoning district.

SEC. 51P- ____ .103. EXHIBITS.

The following exhibit is incorporated into this article:

Exhibit____A: conceptual plan. (Ord. _____)

SEC. 51P- ____ .104. CONCEPTUAL PLAN.

Use and development of the property as a shared access development shall comply with the conceptual plan (Exhibit ____A). Use of development of the property for any other permitted use need not comply with the conceptual plan (Exhibit ____A). If there

a conflict between the conceptual plan (Exhibit ____A) and the text of this article, the text of this article controls. (Ord. ____)

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

(a) Single family. For single-family uses, and prior to the issuance of any building permit to authorize work in this district, a preliminary plat that conforms to the conceptual plan (Exhibit ____A) must be approved by the city plan commission and no development plan shall be required.

(b) All other uses. For all other 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. (Ord. ____)

SEC. 51P- ____ .106. MAIN USES PERMITTED.

(a) Except as otherwise provided herein, the only main uses permitted are those main uses permitted in the MC-4 Multiple Commercial District, subject to the same conditions applicable in the MC-4 Multiple Commercial District, as set out in Chapter 51A. For example, a use permitted in the MC-4 Multiple Commercial District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MC-4 Multiple Commercial District is subject to DIR in this district; etc.

(b) The following, additional use is permitted in this district:

-- Single family. (Ord. ____)

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

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. (Ord. ____)

SEC. 51P- ____ .108. 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. Except as provided in this section, the yard, lot, and space regulations for the MC-4 Multiple Commercial District apply.

(b) Single family uses. For single family uses, and except as otherwise provided herein, the yard, lot, and space regulations of the TH-3 Townhouse District shall apply.

(1) Density. Maximum permitted density shall be 16 units per acre.

(2) Lot size. Minimum lot size is 1,200 square feet.

(3) Lot Coverage. Maximum lot coverage for individual lots is 80 percent.

(4) Setbacks. Minimum required front yard is 15 feet. No minimum side or rear yard is required for single family structures.

(5) Height. Maximum permitted height is 42 feet. This district is not a site of origination for purposes of the residential proximity slope.

(6) Shared access development. Single family uses may be developed as a shared access development. Except as otherwise provided herein, the shared access development standards of Section 51A-4.411 shall apply.

(A) Except as otherwise limited by Section 51P-____.107(b)(1), there is no maximum number of lots that may be platted within a shared access development in this district.

(B) The shared access area must front on a public or private street (not an alley), have a minimum width of 22 feet, and have a minimum pavement width of 20 feet.

(C) A shared access area may serve no more than 45 dwelling units per shared access point. There is no maximum number of permitted shared access points.

(D) At least 12 percent of a shared access development shall be reserved as open space.

(E) The shared access area may be used to satisfy minimum lot area requirements and determine lot coverage.

(F) Except where bounded on two or more sides by a shared access easement, the primary pedestrian entrance into single family units may not front on the shared access easement; however, secondary pedestrian entries may be located on the garage side of any such unit. (Ord. ____)

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

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. ____)

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

See Article VI. (Ord. ____)

SEC. 51P- _____.111. LANDSCAPING.

(a) Except as provided herein, landscaping must be provided in accordance with Article X.

(b) Plant materials must be maintained in a healthy, growing condition.

(c) For a shared access development, the following, additional provisions apply:

(1) A development with more than 36 individual lots shall provide a minimum landscape area equal to 15 percent of the total shared access development area.

(2) Along Valmarie Drive, no minimum number of plant groups are required, but a minimum of 4 large or medium trees shall be provided in the front yard or parkway. The city council hereby grants, at no cost, a private license to the abutting owners or homeowners association for the exclusive purpose of authorizing the installation of landscaping in the parkway required by this section.

(3) A maximum of 25% of fencing around the perimeter of the property may be solid screening; provided, however, that solid fencing may not be located in the areas so indicated on the conceptual plan (Exhibit ____A).

(4) Section 51A-10.103 notwithstanding, a maximum of 25 percent of the required landscape area may be provided by and covered with synthetic turf. (Ord. ____)

SEC. 51P- _____.112. SIGNS.

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

SEC. 51P- ____ .113.

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. (Ord. ____)

SEC. 51P- ____ .114.

COMPLIANCE WITH CONDITIONS.

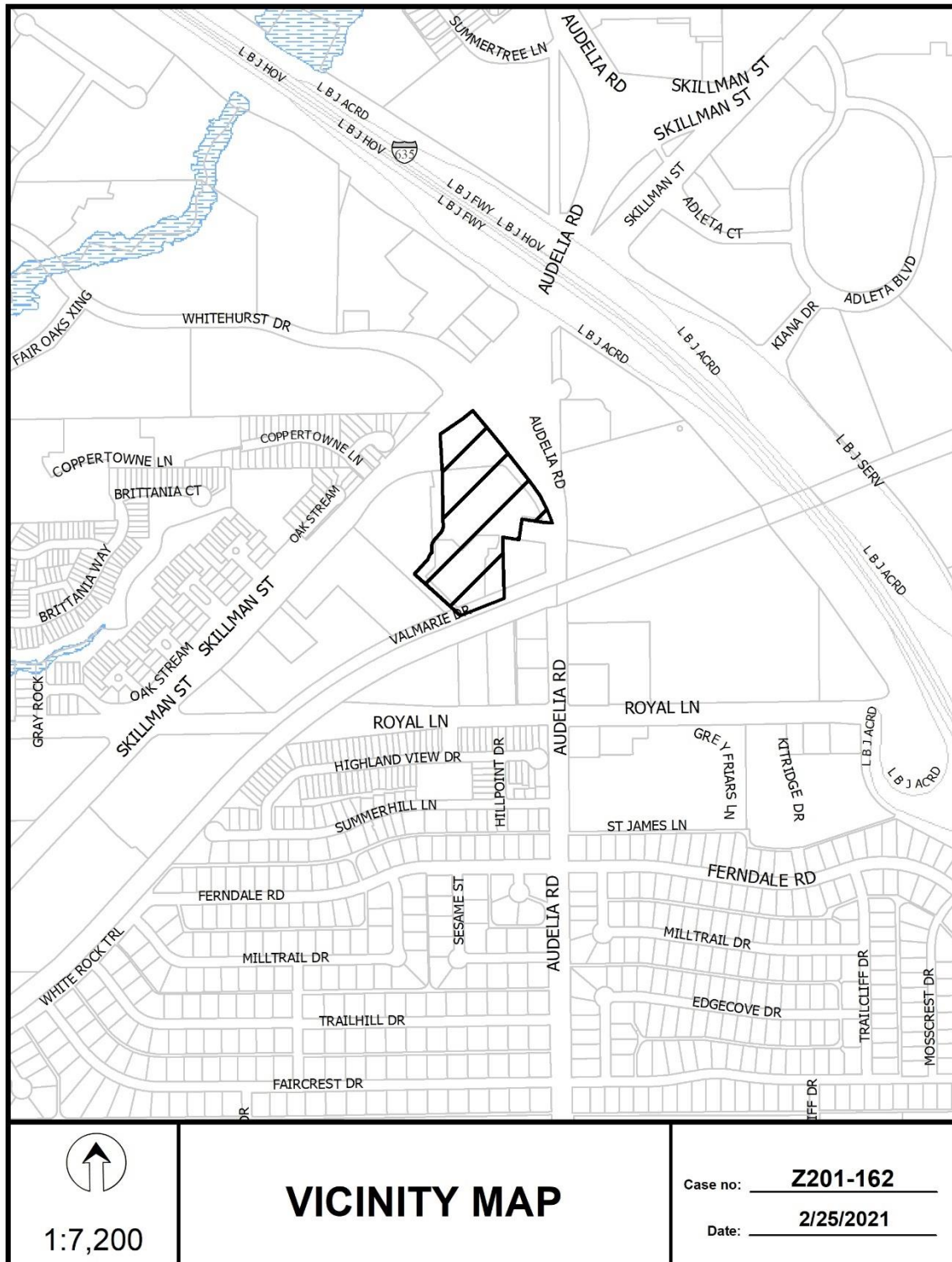
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

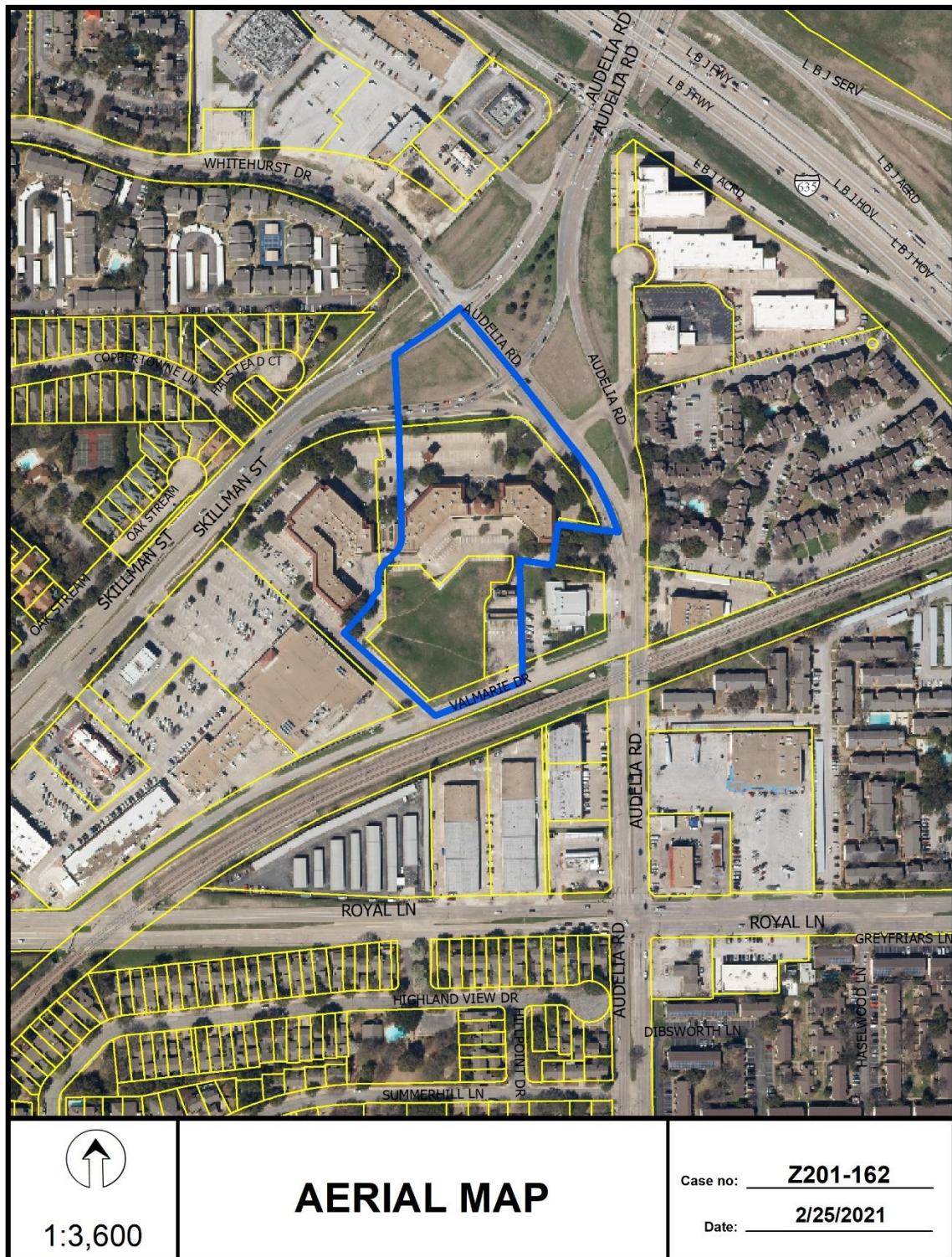
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. ____)

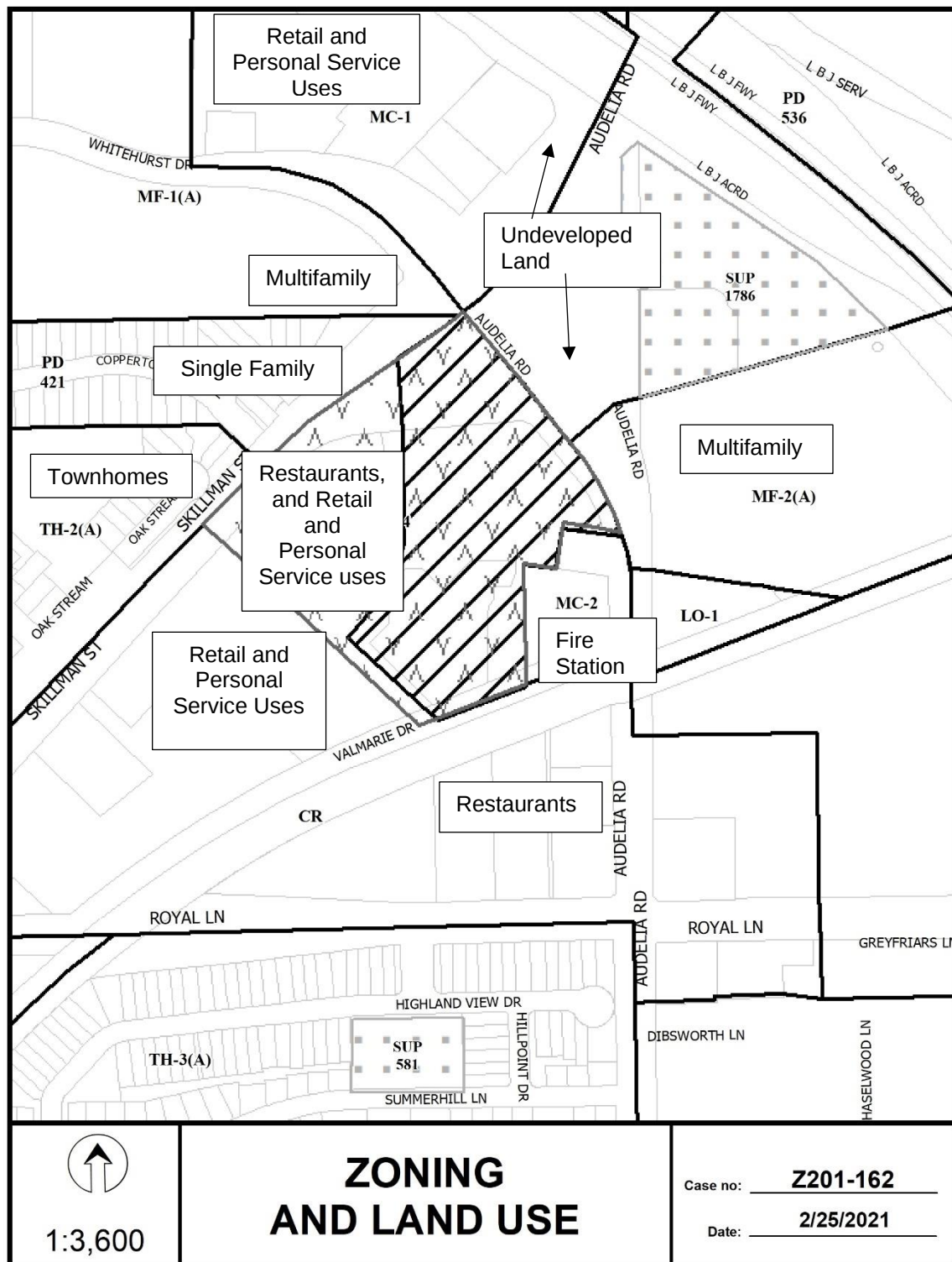
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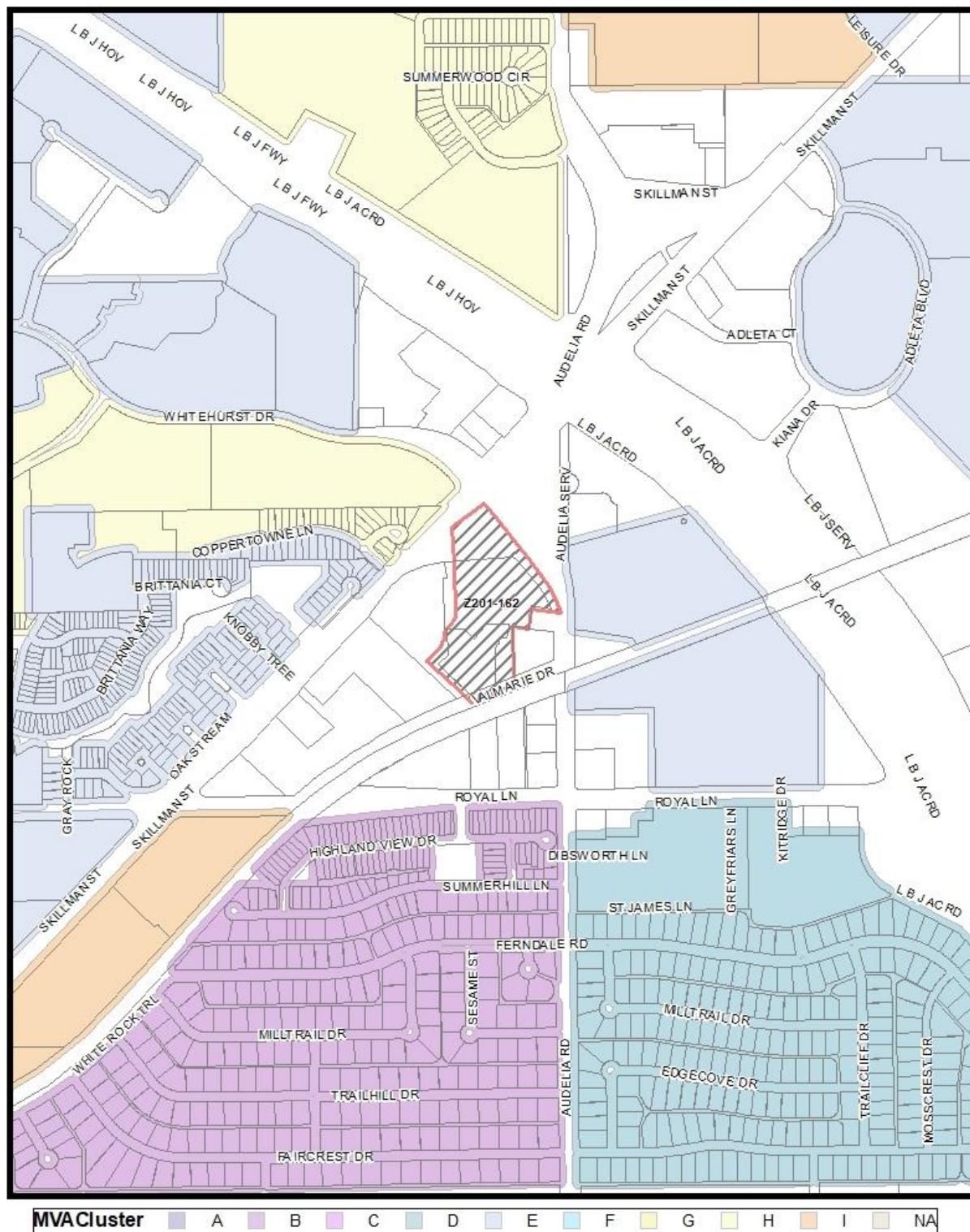






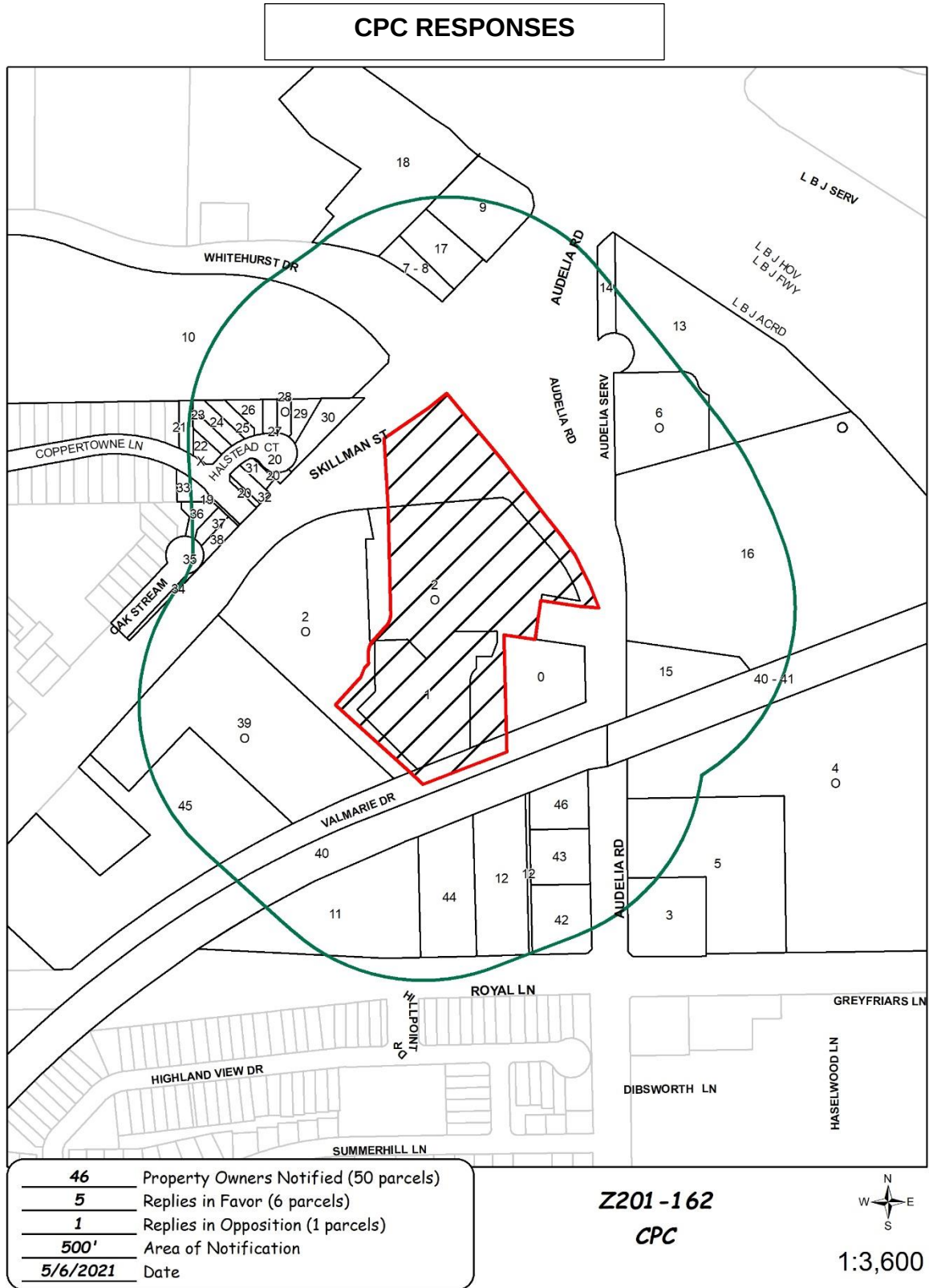




 1:7,200

Market Value Analysis

Printed Date: 2/25/2021



05/05/2021

Reply List of Property Owners***Z201-162******46 Property Owners Notified******5 Property Owners in Favor******1 Property Owner Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	9090 SKILLMAN ST	WILLIAM WAUGH HOLDINGS LLC SERIES W003
O	2	9090 SKILLMAN ST	JAHCO LAKE HIGHLANDS LLC
	3	10702 AUDELIA RD	BBT CORP
O	4	10075 ROYAL LN	SUN COLONY ASSOC LTD
	5	10025 ROYAL LN	10025 ROYAL LN LP
O	6	10956 AUDELIA RD	DFFA BLDG LLC
	7	8939 SKILLMAN ST	BOLLA INVESTMENTS INC
	8	8939 SKILLMAN ST	TEXAS DEPARTMENT OF TRANSPORTION
	9	9009 SKILLMAN ST	COMMERCIAL NET LEASE
	10	10010 WHITEHURST DR	WAK/SH LLC
	11	9951 ROYAL LN	A AMERICAN SELF STORAGE
	12	9965 ROYAL LN	Taxpayer at
	13	11020 AUDELIA RD	PS TEXAS HOLDINGS LTD
	14	11000 AUDELIA RD	PS TEXAS HOLDINGS LTD
	15	10864 AUDELIA RD	ACCENT INVESTMENT GROUP INC
	16	10928 AUDELIA RD	AZUL MULTIFAMILY DE LLC
	17	8989 SKILLMAN ST	Taxpayer at
	18	10061 WHITEHURST DR	ARIAN SYLVIA SEPRATE PROPERTY TRUST
	19	8700 COPPERTOWNE LN	COPPERFIELD HOMES LLC
	20	8700 COPPERTOWNE LN	WATSON STRINGER LLC
	21	8751 COPPERTOWNE LN	HEDGES RANDAL
X	22	8755 HALSTEAD CT	PREAS TAYLOR L
	23	8759 HALSTEAD CT	PINKERTON WILLIAM N
	24	8763 HALSTEAD CT	RICHARDSON PAULA J
	25	8767 HALSTEAD CT	WITHARANE LIVING TRUST THE
	26	8771 HALSTEAD CT	MA LIN

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	8775 HALSTEAD CT	WILSON JAMIE R
O	28	8779 HALSTEAD CT	Taxpayer at
	29	8783 HALSTEAD CT	ABDALLAH AHMAD
	30	8787 HALSTEAD CT	GREGORY KIM DENISE &
	31	8791 HALSTEAD CT	WU PEI
	32	8795 HALSTEAD CT	WELLS GLENDA G
	33	8752 COPPERTOWNE LN	ELLIS MELISSA
	34	8730 OAK STREAM	8901 SKILLMAN LTD
	35	8700 OAK STREAM	8901 SKILLMAN LTD
	36	8794 OAK STREAM	REXRODEADAMS LYNDA
	37	8784 OAK STREAM	PRESTRIDGE JEANNE JEANETTE
	38	8780 OAK STREAM	BRANNON ROBERT &
O	39	8698 SKILLMAN ST	JAHCO ROYAL SKILLMAN LLC
	40	401 S BUCKNER BLVD	DART
	41	401 S BUCKNER BLVD	DART
	42	10709 AUDELIA RD	Taxpayer at
	43	10725 AUDELIA RD	Taxpayer at
	44	9959 ROYAL LN	Taxpayer at
	45	8678 SKILLMAN ST	Taxpayer at
	46	10729 AUDELIA RD	Taxpayer at