

FILE NUMBER: Z201-160(CT)

DATE FILED: December 23, 2020

LOCATION: Southeast corner of Samuell Boulevard and Grove Hill Road

COUNCIL DISTRICT: 7

MAPSCO: 47 G

SIZE OF REQUEST: ±19.44 acres

CENSUS TRACT: 122.06

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

APPLICANT: Wilbow Corporation

OWNER: UHS of Timberlawn, Inc.

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for Convalescent Home & Institutional Uses.

SUMMARY: The purpose of the request is to modify the development standards primarily in relation to setbacks, height, density, landscaping and allow for a shared access development comprised of approximately 156 single family dwelling units.

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

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

BACKGROUND INFORMATION:

- The area is zoned a R-7.5(A) Single Family District.
- The applicant seeks a Planned Development District for a shared access development with a R-7.5(A) base with deviations to the setbacks, landscaping, lot sizes, and open space conditions.

Zoning History:

There has been one zoning requests in the vicinity of the subject site in the last five years.

1. **Z189-142:** On May 22, 2019, City Council approved Planned Development District No. 1016 for residential uses located on the southwest corner of Samuell Boulevard and Hunnicut Road.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Samuell Boulevard	Community Collector	80 feet
Grove Hill Road	Local	-

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.

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.

- GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**
Policy 1.3.1 Create housing opportunities throughout Dallas.
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.

NEIGHBORHOOD PLUS PLAN

- GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS**
Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

The proposed project has the potential to meet several goals of the comprehensive plan related to providing affordable housing and expanding homeownership opportunities.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family District SUP No. 105	Undeveloped Convalescent Home & Institutional Uses
North	MF-2(A)(SAH) Multifamily District RR-D-1 Regional Retail District with D-1 Liquor Control Overlay SUP No. 923 Deed Restrictions Z978-283	Multifamily Office Office/Showroom Warehouse Nursery Establishment for the care of alcoholic, narcotic, and psychiatric patients
East	Planned Development District No. 1016	Single Family
South	R-7.5(A) Single Family District SUP 1502	Single Family
West	R-7.5(A) Single Family District SUP NO. 104	Cemetery

Land Use Compatibility:

The subject site is undeveloped. The area of request is zoned R-7.5(A) Single Family District with Specific Use Permit No. 105 for a convalescent home.

The area of request is surrounded by commercial uses to the north including office/showroom warehouse, medical clinic, and nursery garden shop in an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay. A multifamily use is also to the north, across Samuell Boulevard, in an MF-2(A)(SAH) Multifamily District. A cemetery use is to the west. Single family uses are located to the south in an R-7.5(A) Single Family District.

The purpose of the request is to create a Planned Development District to allow for modification to the yard, lot and space regulations, landscape regulations, and shared access requirements. Shared access developments are limited to 36 lots in the city code. The PD conditions allow for 156 single family lots within the development.

Deviations from the Yard, lot, and space regulations include a 10-foot front yard setback (25 feet in R-7.5(A)) for the development and 10-foot side (5 feet in R-7.5(A)) and rear yard setbacks (5 feet for single family structures and 15 for other structures). The height deviates from the R-7.5(A) district by allowing a height of 36 feet from a 30 foot height within an R-7.5(A) district.

To accommodate the different types of units, the applicant proposes the PD District to allow for a maximum of 156 dwelling units with variable lot sizes. The current R-7.5(A) Density would allow for 113 total units on the 19.44-acre tract of land. The applicant proposes 156 dwelling units which would increase the allowed number of units within a standard R-7.5(A) use by 43 dwelling units.

Staff is supportive of the intent to redevelop the area and provide new housing opportunities to the area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' For single family structures OTHER: Side: 10' Rear: 15'	1 DU/ 7,500 sq. ft.	30'	45% for res 25% for non res	Single Family
Proposed: Planned Development District	10'	10'	8 DU per acre	36'	65% res 40% nonres	Single Family

Landscaping:

As part of the request, the applicant proposes to follow Article X with the following deviations:

- A shared access development with more than 36 lots requiring a minimum of 10 percent of the total shared access development must be provided and;
- Planting groups are not required along Grove Hill Road.

Parking:

In general, and pursuant to the Dallas Development Code, off-street parking in the proposed Planned Development District, will be provided in accordance with Division 51A-4.200 for each use. Single family dwellings must be parked at one parking space per single family dwelling.

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 to orange, representing the weakest markets. The area of request is categorized as being within an "D" MVA cluster, with Category "D" to the south and southeast, and Category "H" to the southwest.

List of Officers

UHS of Timberlawn, Inc.

Universal Health Services, Inc.

Alan B. Miller, CEO
Marc D. Miller, President
Steve G. Filton, Executive Vice President and CFO
Marvin G. Pember, Executive Vice President
Matt Peterson, Executive Vice President
Charles F. Boyle, Senior Vice President
Geraldine Johnson Geckle, Senior Vice President
Matthew D. Klein, Senior Vice President
Michael S. Nelson, Senior Vice President
Victor J. Radina, Senior Vice President
Cheryl K. Ramagano, Senior Vice President

Wilbow Corporation

Bill Bowness, Chairman and CEO
Michael Herskope, CEO
Jason Massey, Senior Vice President and CFO
Jennifer Rabon, Senior Vice President
Matt Johnson, Senior Vice President
Becky Ullman, Vice President
Michael Ducote, Regional Manager

CPC ACTION
May 6, 2021

Motion: It was moved to recommend **approval** of a Planned Development District for R-7.5(A) Single Family District uses, subject to a conceptual plan and conditions on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for Convalescent Home & Institutional Uses, at the southeast corner of Samuell Boulevard and Grove Hill Road.

Maker: Jackson
Second: Suhler
Result: Carried: 13 to 0

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

Against: 0
Absent: 1 - Garcia
Vacancy: 1 - District 10

Notices: Area: 500 Mailed: 75
Replies: For: 3 Against: 2

Speakers: For: None
For (Did not Speak): Matt Johnson, 5307 Mockingbird Ln., TX, 75206
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

CPC RECOMMENDED CONDITIONS

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located on the southeast corner of Samuell Boulevard and Grove Hill Road. The size of PD ____ is approximately 19.38 acres.

SEC. 51P-____.104. 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.
- (c) This district is considered to be a residential zoning district.

SEC. 51P-____.105. EXHIBIT.

The following exhibit is incorporated into this article:

- (1) Exhibit ____A: conceptual plan.

SEC. 51P-____.106. CONCEPTUAL PLAN.

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

SEC. 51P-____.107. DEVELOPMENT PLAN.

- (a) For single family uses, a final plat may serve as the development plan.

(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. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.108. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family 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 R-7.5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.109. 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 additional accessory use is permitted by right:

-- Accessory community center (private).

SEC. 51P-____.110. 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, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.
- (b) Shared Access Development. The following standards apply for single family uses developed as a shared access development.
 - (1) Front yard. Minimum front yard setback is 10 feet.
 - (2) Side and rear yard. Minimum side and rear yard setback is 10 feet.
 - (3) Density. Maximum number of dwelling units is 156.
 - (4) Floor area ratio. No maximum floor area ratio.
 - (5) Height. Maximum structure height is 36 feet. RPS does not apply.

(6) Lot coverage. Maximum lot coverage is:

(i) 65 percent for residential structures.

(ii) 40 percent for nonresidential structures.

(iii) The shared access easement may be counted towards the lot in calculating lot coverage.

(7) Lot size. The minimum lot size is 2,400 sq. ft.

(8) Stories. No maximum number of stories.

SEC. 51P-____.111. OPEN SPACE.

(a) Minimum open space is 15 percent of the entire Property and reserved as open space for activity such as active or passive recreation, playground activity, groundwater recharge, or landscaping. Open space that is dedicated and accepted as park land will be considered open space under this article.

(b) Open space lots are principally open to the sky but allow for architectural elements such as pergolas, gazebos, and shade structures or contain pedestrian amenities such as fountains, benches, or paths. The open space lot must be a contiguous area of not less than 10 feet in width or length.

SEC. 51P-____.112. 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.

SEC. 51P-____.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.114. FENCING.

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the requirements of Section 51A-4.602.

(b) A maximum six-foot-high solid masonry fence must be provided parallel to Grove Hill Road along the shared access development. Other fencing in a required front yard may be a maximum of eight feet and solid materials.

(c) Fencing on individual lots abutting open space lots shown on the Conceptual Plan (Exhibit ___A) must have fence panels be constructed of a minimum 50 percent open materials.

SEC. 51P-____.115. LANDSCAPING.

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

(b) For a shared access development with more than 36 lots, Section 51A-10.125(a)(2) apply with the following exceptions.

(1) Minimum landscape area equal to 10 percent of the total shared access development area must be provided.

(2) Planting groups are not required along Grove Hill Road.

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

SEC. 51P-____.116. SIGNS.

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

SEC. 51P-____.117. 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) Maximum number of lots is 156 in a shared access development.

(d) A shared access development with more than 120 lots must provide three ingress/egress points. One ingress/egress point may be emergency access only.

(e) Access through a park, playground or golf course use to the shared access development is required.

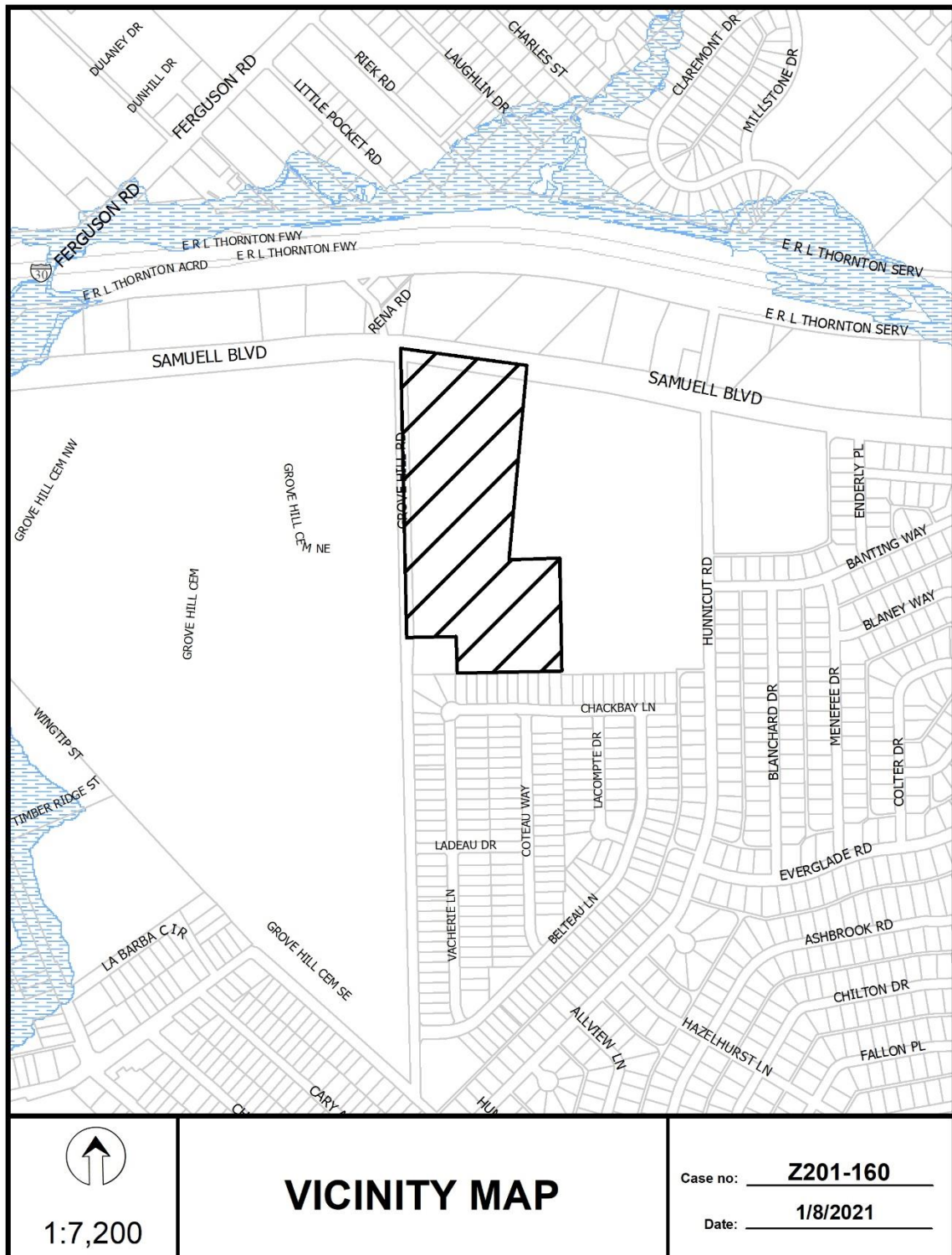
SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

(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.

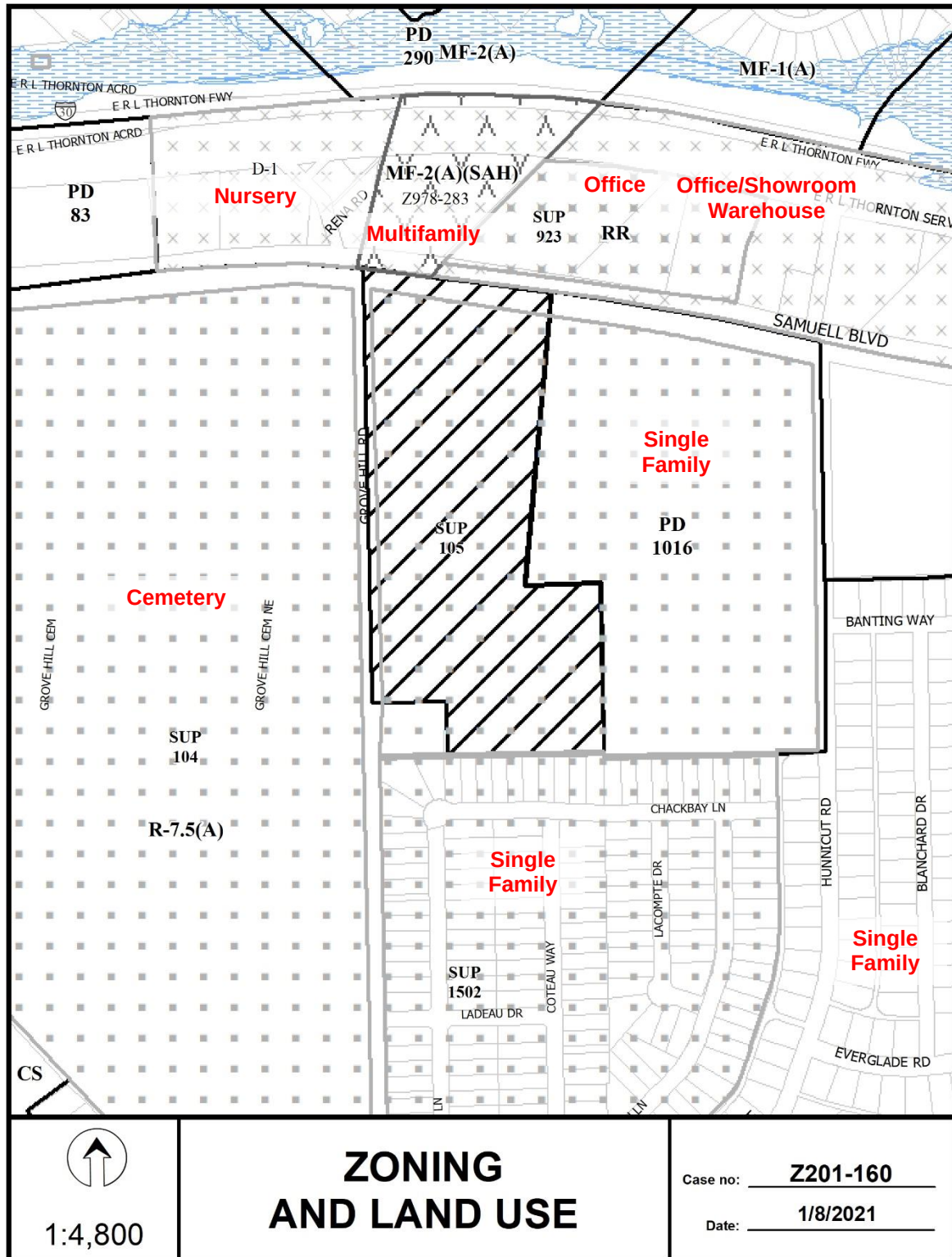
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

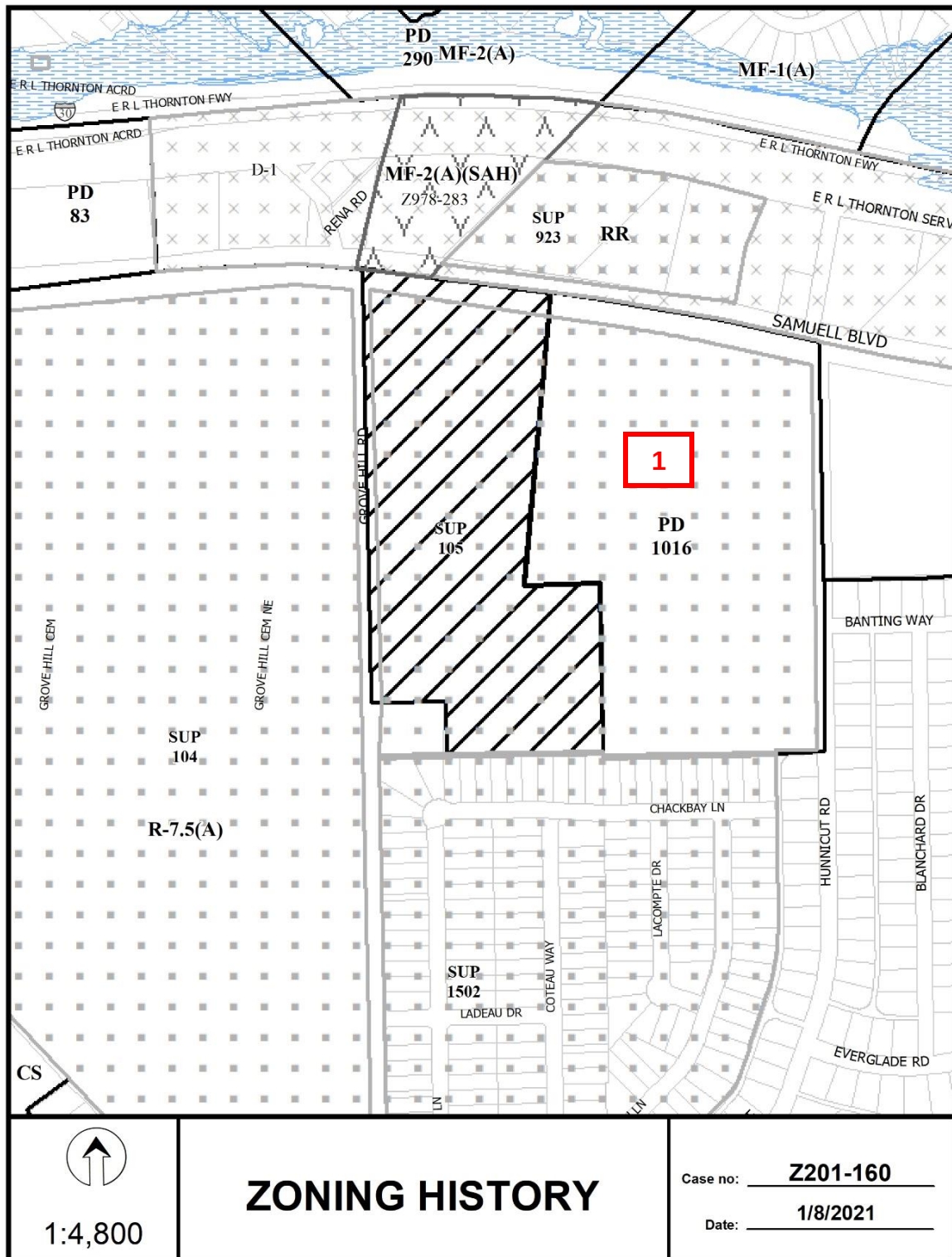
CPC RECOMMENDED CONCEPTUAL PLAN

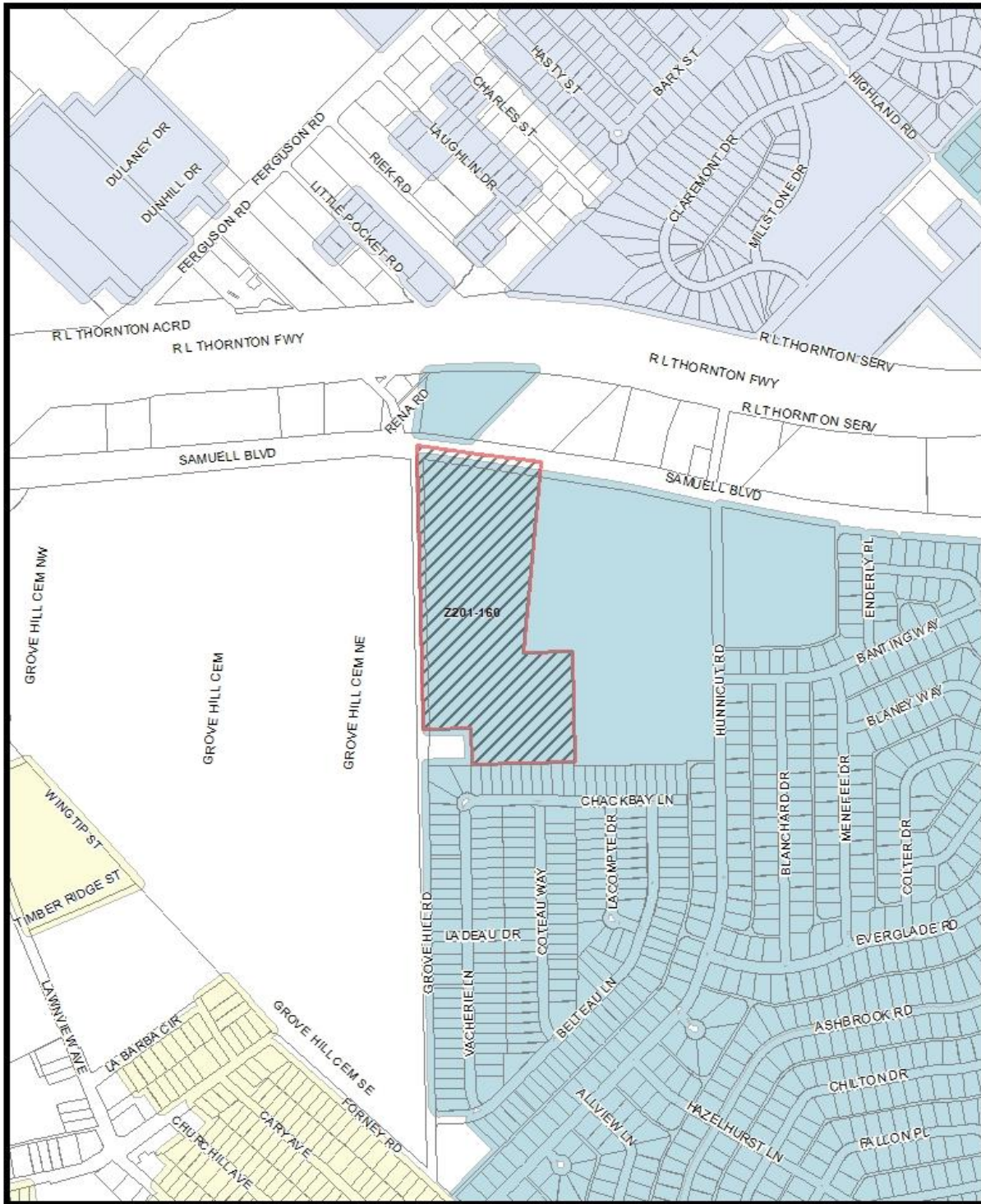












Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 1/8/2021

CPC RESPONSES



05/05/2021

Reply List of Property Owners***Z201-160******75 Property Owners Notified******3 Property Owners in Favor******2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4600 SAMUELL BLVD	UHS OF TIMBERLAWN INC
	2	4800 SAMUELL BLVD	MM TENNYSON VILLAGE LLC
O	3	2750 GROVE HILL RD	SHEPHERD PLACE HOMES INC
	4	4734 LAWNVIEW AVE	SCI TEXAS FUNERAL SERVICES INC
	5	4529 SAMUELL BLVD	MINYARD JON
	6	7306 RENA RD	JONES RENA M
	7	7310 RENA RD	GARDEA OMAR &
	8	2351 GROVE HILL RD	JONES RENA M ET AL
	9	2431 GROVE HILL RD	DALE RW
O	10	4601 SAMUELL BLVD	PERSONAL TOUCH PROPERTIES LLC
	11	4611 SAMUELL BLVD	VILLA EVITA LLC
	12	4645 SAMUELL BLVD	SAM WEST PARTNERS LLC
	13	4721 SAMUELL BLVD	RS TEXAS INV LP
	14	1 BELTEAU LN	ENCLAVE AT GROVE HILL HOA INC
	15	4800 SAMUELL BLVD	ENCLAVE AT GROVE HILL HOMEOWNERS ASN INC
	16	1 VACHERIE LN	ENCLAVE AT GROVE HILL LTD THE
	17	2842 VACHERIE LN	FINNEY BRENDA LIFE ESTATE
	18	2834 VACHERIE LN	GLAZIER STUART ERIC &
	19	2830 VACHERIE LN	Taxpayer at
	20	2826 VACHERIE LN	MALLARD CASSANDRA
	21	2822 VACHERIE LN	Taxpayer at
	22	2818 VACHERIE LN	PERLICK DONALD R & DIANA SUE
X	23	2814 VACHERIE LN	DEWEY LEE A
	24	2810 VACHERIE LN	LILLEY DAVID B & SARAH BARR
	25	6911 CHACKBAY LN	FLORES ROBERT & SHELLEY
	26	6915 CHACKBAY LN	TRAMPEL JOSEPH

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6919 CHACKBAY LN	JOHNSON SAMUEL W & LINDA K
	28	6923 CHACKBAY LN	KUHN MARIA
	29	6931 CHACKBAY LN	AGOLD CASEY
	30	2819 COTEAU WAY	MILLER EDWIN P & BARBARA W
	31	2823 COTEAU WAY	STEWART AARON K
	32	2827 COTEAU WAY	GILB SONYA
	33	2831 COTEAU WAY	2831 COTEAU FAMILY TRUST
	34	2824 LACOMPTE DR	DIMOCK BRIAN
	35	2820 LACOMPTE DR	VALLEJOS CHRISTINA & JOSE T
	36	2816 LACOMPTE DR	CRAWFORD SHERRY ANN
	37	2812 LACOMPTE DR	FUNDERBURK DAVID RAY & CLETA GAIL
	38	2808 LACOMPTE DR	VITOK BINH & SANDOR
	39	2804 LACOMPTE DR	GRANT DEANDRA M &
	40	7003 CHACKBAY LN	VARGAS MELISSA & LOUIS
	41	7007 CHACKBAY LN	WANG JAMES ZHEN &
	42	7011 CHACKBAY LN	STRANGIS STEPHANIE
	43	7015 CHACKBAY LN	EMERSON GRIFFIN A &
	44	7019 CHACKBAY LN	DOTSON ERIC & HOLLY
	45	7023 CHACKBAY LN	FURMAGA JAKUB & HAVAN
	46	7027 CHACKBAY LN	ULICKAS JESSICA
	47	7031 CHACKBAY LN	Taxpayer at
	48	7035 CHACKBAY LN	LANEY DIXIE & MARK
	49	7039 CHACKBAY LN	MARIN JENNIFER &
	50	6935 CHACKBAY LN	REDDICK HAROLD RICHARD
X	51	6939 CHACKBAY LN	DYK DEBRA T
	52	6943 CHACKBAY LN	THOMAS PATRICK A & TIFFANY L
	53	6947 CHACKBAY LN	SALINAS SILVIA M
	54	6951 CHACKBAY LN	TARDY JASON M & APRIL D
	55	2815 COTEAU WAY	JOHNSON BENNIE C & EDITH
	56	2837 VACHERIE LN	GRAY ANGUS A
	57	2833 VACHERIE LN	STUHLER THOMAS A &

05/05/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	2829 VACHERIE LN	BAZAN EDGAR GERARDO &
	59	2825 VACHERIE LN	OROZCO RICHARD JR
	60	2821 VACHERIE LN	JOHNSON KIM & LARRY
	61	2817 VACHERIE LN	RICO GREGORY ANDREW &
	62	2812 COTEAU WAY	GEORGE MICHAEL S & PATRICIA A
	63	2816 COTEAU WAY	RODRIGUEZ MARIO OCANDO &
	64	2820 COTEAU WAY	TRUONG THY M
	65	2824 COTEAU WAY	FRASER MICHAEL
	66	2828 COTEAU WAY	GOEBEL GRANT L
	67	2832 COTEAU WAY	SMITH DARREN K
	68	7148 BELTEAU LN	COOK GREG A
	69	7152 BELTEAU LN	HUTCHISON ROBIN E
	70	2819 LACOMPTE DR	Taxpayer at
	71	2815 LACOMPTE DR	SALINAS BROOKE NICOLE &
O	72	2811 LACOMPTE DR	FLORA STEPHEN ROBERT
	73	2807 LACOMPTE DR	PADILLA ISAAC STEVE
	74	2803 LACOMPTE DR	VICTOR VINCENT &
	75	4419 SAMUELL BLVD	HUGHES RONALD W JR