

**CITY PLAN COMMISSION**

**THURSDAY, MAY 7, 2026**

**Planner: Mona Hashemi**

**FILE NUMBER:** Z-26-000015 **DATE FILED:** February 17, 2026

**LOCATION:** West line of Haymarket Rd., and the south line of Hazelcrest Dr.

**COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 98.7 acres **CENSUS TRACT:** 48113017102

---

**REPRESENTATIVE:** Jonathan Vinson / Jackson Walker LLP

**APPLICANT/OWNER:** Jon Kendall / 1916 Club Development LLC

**REQUEST:** An application for a new Planned Development District for MH(A) Manufactured Home and CR Community Retail uses with consideration for MH(A) Manufactured Home and CR Community Retail Districts on property zoned R-10(A) Single Family and A(A) Agricultural Districts.

**SUMMARY:** The purpose of the request is to allow development of campground, retail and personal service, and recreation uses.

**STAFF**

**RECOMMENDATION:** **Hold under advisement.**

**PRIOR CPC ACTION:** On April 9, 2026 the City Plan Commission moved to hold the case under advisement to the May 7 Hearing, with instructions to readvertise the case as a Planned Development District.

**BACKGROUND INFORMATION:**

- The area of request consists of two tracts, both of which are currently undeveloped. The proposed Tract 1 (nonresidential) is located south of LBJ Freeway, and Tract 2 (residential) is located East of Haymarket Road.
- The site has frontage along the LBJ Service Road and Haymarket Road.
- The applicant proposes to develop the area with a mix of uses across the two tracts. Tract 1, proposed for CR Community Retail District, is intended to provide neighborhood-serving commercial uses such as a restaurant, laundromat, and other small-scale services. Tract 2, proposed for MH Manufactured Home District, is intended to be developed as an RV campground with associated amenities serving residents of the RV community.
- Having not received materials for a planned development district, staff recommends holding the case.

**Zoning History:**

There have been two zoning cases in the area within the past five years:

1. **Z223-211:** On December 13, 2023, City Council approved an amendment to Planned Development District No. 1076 on property generally located along the LBJ Freeway corridor near Prater Road and Haymarket Road. The amendment updated the exhibit to a development plan, removed the conceptual plan, modified development plan provisions, revised yard, lot, and space regulations, and updated open space requirements.
2. **Z234-216:** On September 25, 2024, City Council approved a zoning change from A(A) Agricultural District to R-7.5(A) Single Family District on property located on the south line of Oakwood Drive west of Haymarket Road.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
---------------------	------	-----------------------

Haymarket Road	Community Collector Road	60 ft.
LBJ Freeway	Highway	-

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the traffic study dated September 15, 2025. The study findings indicate that the proposed development will not significantly impact the surrounding roadway system, provided that appropriate and commensurate improvements are implemented.

For example, driveway locations on Haymarket must be coordinated with existing roadway features. The project will be responsible for mitigating any development-related impacts as determined through the platting and engineering review process.

**Transit Access:**

The following transit services are located within ½ mile of the site:

None.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The ForwardDallas 2.0 Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 serves as a guiding document that reflects the city’s growth and evolving needs and provides a framework for evaluating development requests. While it is not a zoning document, it outlines goals and policies to inform land use decisions.

The subject site is located within the Small Town Residential placetype. This placetype is intended to maintain the rural and small-town character of areas through a mix of single-family homes, rural estate lots, agricultural uses, and open space. Supporting uses such as limited commercial, mixed-use, and civic uses may be appropriate when strategically located to serve nearby residential areas and when sensitive to the surrounding context.

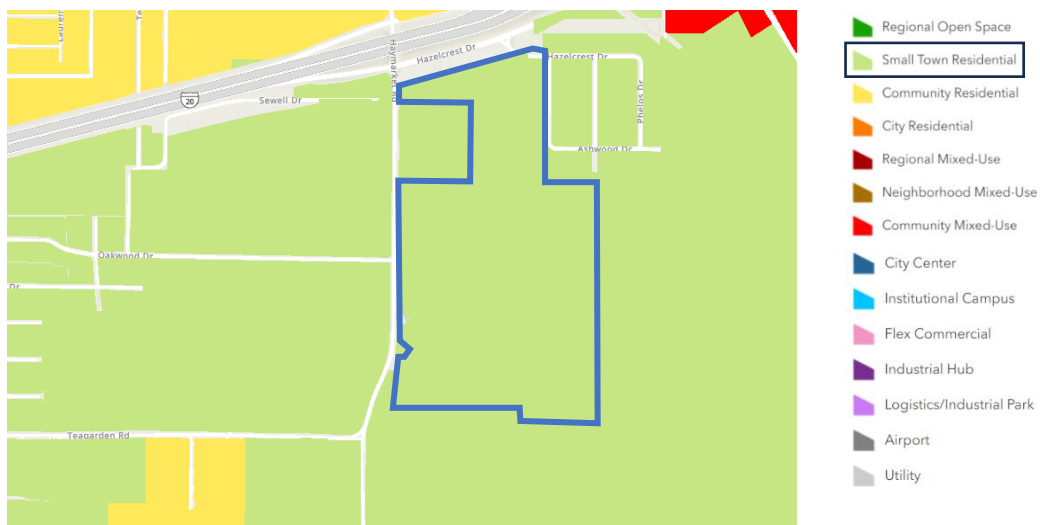
Small Town Residential areas typically have limited intensity and infrastructure, and development is expected to be compatible with existing rural character. ForwardDallas 2.0 discourages heavy commercial or industrial uses in these areas and emphasizes that secondary uses should be clustered along major corridors or in locations that can support neighborhood-serving functions.

The request is proposing a mix of uses, including a Community Retail (CR) component intended to provide neighborhood-serving commercial uses and a Manufactured Home (MH) District to accommodate a campground. The proposed CR District is anticipated to be located along the LBJ Freeway service road, a major corridor, which is consistent with ForwardDallas 2.0 guidance that supporting commercial uses be clustered along such corridors.

The proposed campground use is oriented toward short-term occupancy and recreational use, which differs from permanent residential development and may result in a different level and pattern of site activity. In addition, this component may support eco-tourism opportunities by providing access to outdoor and nature-oriented experiences that promote low-impact recreational uses and leverage the area’s existing environmental character.

While some elements of the request, including the provision of open space and the location of commercial uses along a major corridor, reflect aspects of the Small Town Residential placetype, the overall scale and intensity of the proposed uses should be carefully evaluated to ensure compatibility with the surrounding rural context and adjacent residential areas.

The map below illustrates the site’s location within the ForwardDallas 2.0 placetype framework.



**Area Plans:**

**I-20 Freeway Corridor Land Use Study**

This study was adopted by City Council in December 2000. The I-20 Freeway Corridor Land Use Study area boundary is generally located along I-20 from Houston School Road (western boundary) to Beltline Road (eastern boundary) and extends approximately 1/8 to 1/2 mile on either side of the freeway.

The request site is located within Subdistrict No. 2. The future land use map for Subdistrict No. 2 reflects the areas west of Dowdy Ferry Road remaining agricultural with possible commercial retail development east of Dowdy Ferry Road and I-20; and encourages single family uses throughout (preferably not along the freeway frontage in the event future service roads are constructed at such time land use should be reassessed); and recommends NS(A) Neighborhood Service District zoning in areas adjacent to residential uses to encourage neighborhood serving commercial/retail services and professional offices principally servicing and compatible in scale and intensity to existing land use.

**West Kleberg Community Plan**

The request site is located within the West Kleberg Community Plan, adopted by City Council on April 25, 2007. The West Kleberg community is located in the far southeastern section of the City of Dallas, bordering the cities of Seagoville, Balch Springs, and unincorporated areas of Dallas County. It is generally located south of Interstate 20 and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and the Dallas County; and on the west by St. Augustine and Haymarket Roads.

The intent of the West Kleberg Community Plan is to provide an overall vision to create economic development that will stimulate specific types of development for the community. The request site is located within an area that is designated as “Sub-area 3”, which is predominately low density residential with scattered undeveloped parcels.

**Land use and Zoning Goal**

Protect the rural character of the community by encouraging commercial development along the commercial corridors.

**Economic Development Goal**

Economic development that encourages business retention and attracts new “neighborhood serving” business uses to the community.

**Housing Goal**

Encourage low to medium density housing to meet varied income levels.

The plan emphasizes protecting the rural character of the community by encouraging low-to medium-density development while attracting new neighborhood-serving businesses.

**Land Use**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-10(A) Single family and A(A) Agricultural districts	Undeveloped
<b>North</b>	R-7.5(A) Single family district	Highway ROW, Undeveloped

<b>East</b>	R-10(A) Single family and A(A) Agricultural districts	Single family, Undeveloped
<b>South</b>	A(A) Agricultural district	Single family, Undeveloped
<b>West</b>	CR Community retail, CS Commercial Service, A(A) Agricultural, R-7.5(A) Single family districts	Plant Nursery, Single family, Undeveloped

**Land Use Compatibility:**

The area of request is currently undeveloped. The site is surrounded by a mix of residential, agricultural, and limited commercial uses. Properties to the north include R-7.5(A) Single Family District and right-of-way associated with the LBJ Freeway, with portions remaining undeveloped. To the east and south, properties are zoned R-10(A) Single Family District and A(A) Agricultural District and are developed with single-family residences or remain undeveloped. To the west, properties are zoned CR Community Retail, CS Commercial Service, A(A) Agricultural, and R-7.5(A) Single Family Districts and include a mix of plant nursery operations, single-family uses, and undeveloped land.

The site is currently zoned R-10(A) Single Family District and A(A) Agricultural District, both of which allow for low-density residential and agricultural uses. The requested zoning districts would introduce a broader mix of uses compared to the existing pattern. It may be worth noting that currently the section of the property zoned A(A) permits multifamily uses up to 45 feet in height in accordance with SB 840.

As shown on the below tract map, the proposed CR District (Tract 1), located along the LBJ Freeway service road, provides an opportunity for neighborhood-serving commercial uses along a major corridor, consistent with the pattern of directing more intensive nonresidential uses to corridor locations rather than into the interior of the surrounding residential area. CR may be necessary over NS(A) Neighborhood Service District to permit the applicant’s proposed larger-format retail. The proposed MH District (Tract 2), intended to accommodate a campground use, represents a shift from the predominant single-family and agricultural pattern in the surrounding area.

Overall, the request reflects a transition from primarily low-density residential and agricultural uses to a mix of residential and commercial uses, with compatibility dependent on the scale, design, and operation of the proposed development.



**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-4.200

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
<b>AGRICULTURAL USES</b>				
Animal production	•			
Commercial stable	•			
Crop production	•	•	•	•
Private stable	★			
<b>COMMERCIAL AND BUSINESS SERVICE USES</b>				
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				S
Technical school				
Tool or equipment rental				•
Vehicle or engine repair or maintenance				
<b>INDUSTRIAL USES</b>				
Alcoholic beverage manufacturing				
Gas drilling and production	S	S	S	S
Gas pipeline compressor station				
Industrial (inside)				

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
Industrial (inside) for light manufacturing				
Industrial (outside)				
Medical/infectious waste incinerator				
Metal salvage facility				
Mining	S			
Municipal waste incinerator				
Organic compost recycling facility	S			
Outside salvage or reclamation				
Pathological waste incinerator				
Temporary concrete or asphalt batching plant	S	S	S	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>				
Adult day care facility	S	★	•	•
Cemetery or mausoleum	S	S	S	S
Child-care facility	S	★	•	•
Church	•	•	•	•
College, university, or seminary	•	S		•
Community service center	S	S	S	S
Convalescent and nursing homes, hospice care, and related institutions	S			
Convent or monastery	•	S		•
Foster home	S	S	S	
Halfway house				
Hospital	S			S
Library, art gallery, or museum	S	S	S	•
Open-enrollment charter school or private school	S	S	S	S
Public school other than an open-enrollment charter school	R	S	S	R
<b>LODGING USES</b>				
Extended stay hotel or motel				
Hotel or motel				S
Lodging or boarding house				S
Overnight general purpose shelter				★
<b>MISCELLANEOUS USES</b>				
Attached non-premise sign.				S
Carnival or circus (temporary)	★	★	★	★
Hazardous waste management facility				
Placement of fill material				
Temporary construction or sales office	•	•	•	•
<b>OFFICE USES</b>				
Alternative financial establishment				S
Financial institution without drive-in window				•

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
Financial institution with drive-in window				D
Medical clinic or ambulatory surgical center				•
Office				•
<b>RECREATION USES</b>				
Country club with private membership	S	S	R	•
Private recreation center, club, or area	S	S		•
Public park, playground, or golf course	•	•	•	•
<b>RESIDENTIAL USES</b>				
College dormitory, fraternity, or sorority house	•		•	•
Duplex				
Group residential facility				
Handicapped group dwelling unit	★	★	★	
Manufactured home park, manufactured home subdivision, or campground			•	
Multifamily				
Residential hotel				
Retirement housing				
Single family	•	•	•	
<b>RETAIL AND PERSONAL SERVICE USES</b>				
Alcoholic beverage establishments.				★
Ambulance service				R
Animal shelter or clinic without outside runs	•			R
Animal shelter or clinic with outside runs	S			
Auto service center				R
Business school				•
Car wash				D
Commercial amusement (inside)				S, ★
Commercial amusement (outside)	S			S
Commercial motor vehicle parking				
Commercial parking lot or garage				R
Convenience store with drive-through				S
Drive-in theater	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				•
Home improvement center, lumber, brick or building materials sales yard.				D

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
Home improvement center, lumber, brick or building materials sales yard				
Household equipment and appliance repair				•
Liquefied natural gas fueling station				
Liquor store				•
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 parking				
Swap or buy shop				S
Taxidermist				
Temporary retail use				•
Theater				•
Truck stop				
Vehicle display, sales, and service				
<b>TRANSPORTATION USES</b>				
Airport or landing field				
Commercial bus station and terminal				
Heliport				
Helistop	S			
Private street or alley		S		
Railroad passenger station				
Railroad yard, roundhouse, or shops				
STOL (short take-off or landing port)				
Transit passenger shelter	★	★	•	•
Transit passenger station or transfer center	S	S	S	S, ★
<b>UTILITY AND PUBLIC SERVICE USES</b>				
Commercial radio or television transmitting station	S			•
Electrical generating plant				
Electrical substation	S	S	S	•
Local utilities	★	S, R, ★	S, R, ★	S, R, ★
Police or fire station	S	S	S	•
Post office				•
Radio, television, or microwave tower	S	S	S	S

Use	Existing		Proposed	
	A(A)	R-10(A)	MH	CR
Refuse transfer station	S			
Sanitary landfill	S			
Sewage treatment plant	S			
Tower/antenna for cellular communication	★	★	★	★
Utility or government installation other than listed	S	S	S	S
Water treatment plant	S			
<b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>				
Auto auction				
Building mover's temporary storage yard				
Contractor's maintenance yard				
Freight terminal				
Livestock auction pens or sheds	S			
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	S			
Trade center				
Vehicle storage lot				
Warehouse				

**Development Standards**

The following is a comparison chart of the development standards for the current R-10(A) Single family and A(A) Agricultural districts and the proposed MH(A) Manufactured Home District and CR Community Retail Districts.

DISTRICT	SETBACKS		Height Stories	Density	Lot Coverage	Primary Use
	Front	Side/Rear				
Existing: R-10(A)	30'	6' adjacent to residential OTHER: 10'/15'	No max dwelling density & FAR	30'	45% Res 25% Non-Res	Single family

Existing: A(A)	50'	20'/50'	1 DU/3 Acres	24'	10%	Agricultural & single family
Proposed: MH(A)	20'	10'	1 DU/ 4,000 sq. ft.	24'	20%	Manufactured homes
Proposed: CR	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Retail & personal service, office

**Parking:**

Any proposed use would require parking in accordance with Chapter 51A, as updated May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

**Landscaping:**

Landscaping and tree preservation must be provided in accordance with the landscaping requirements in Article X, 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 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). The area of request is in an “H” MVA area.

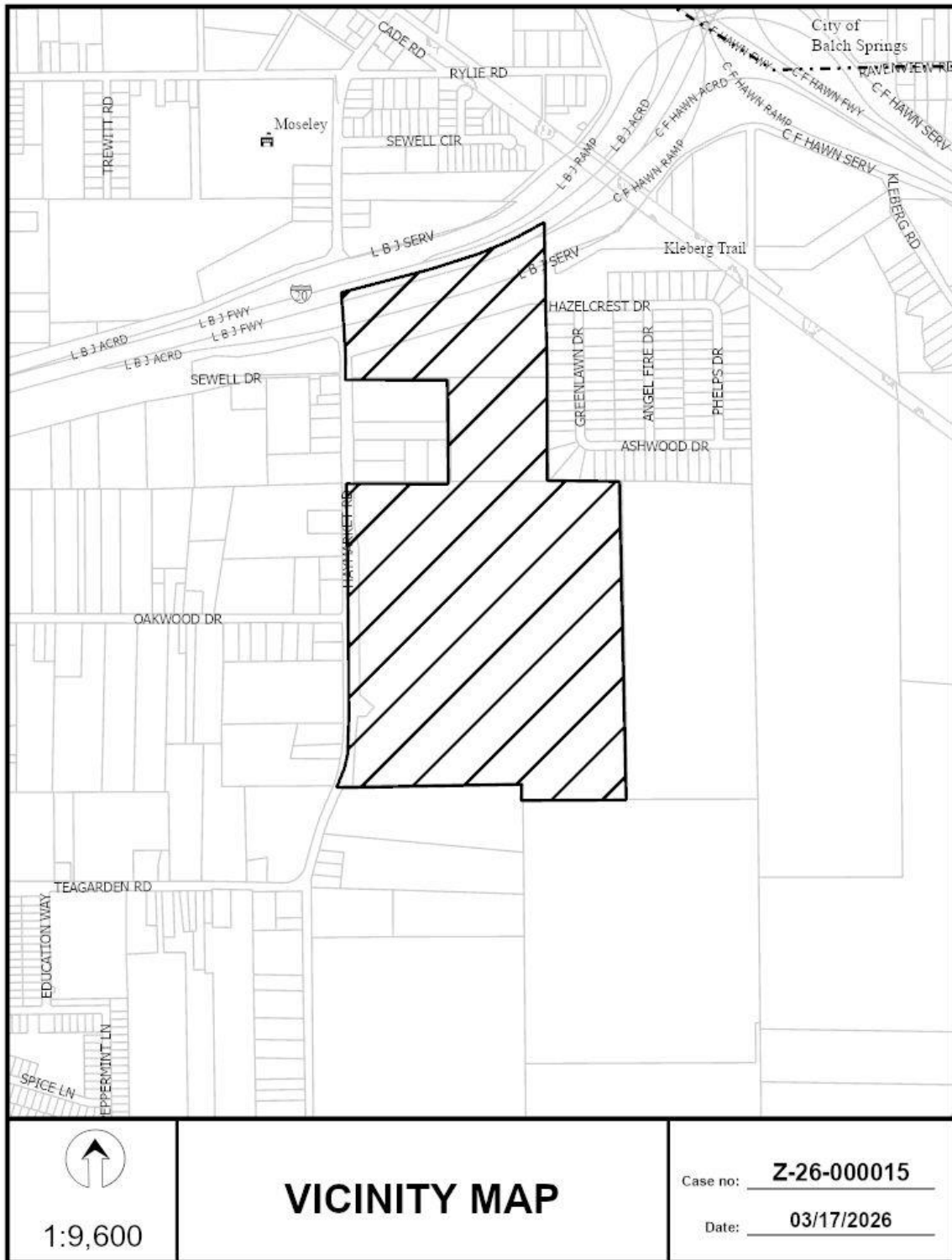
**List of Officers**

DB RSI1 LLC, Manager and Member

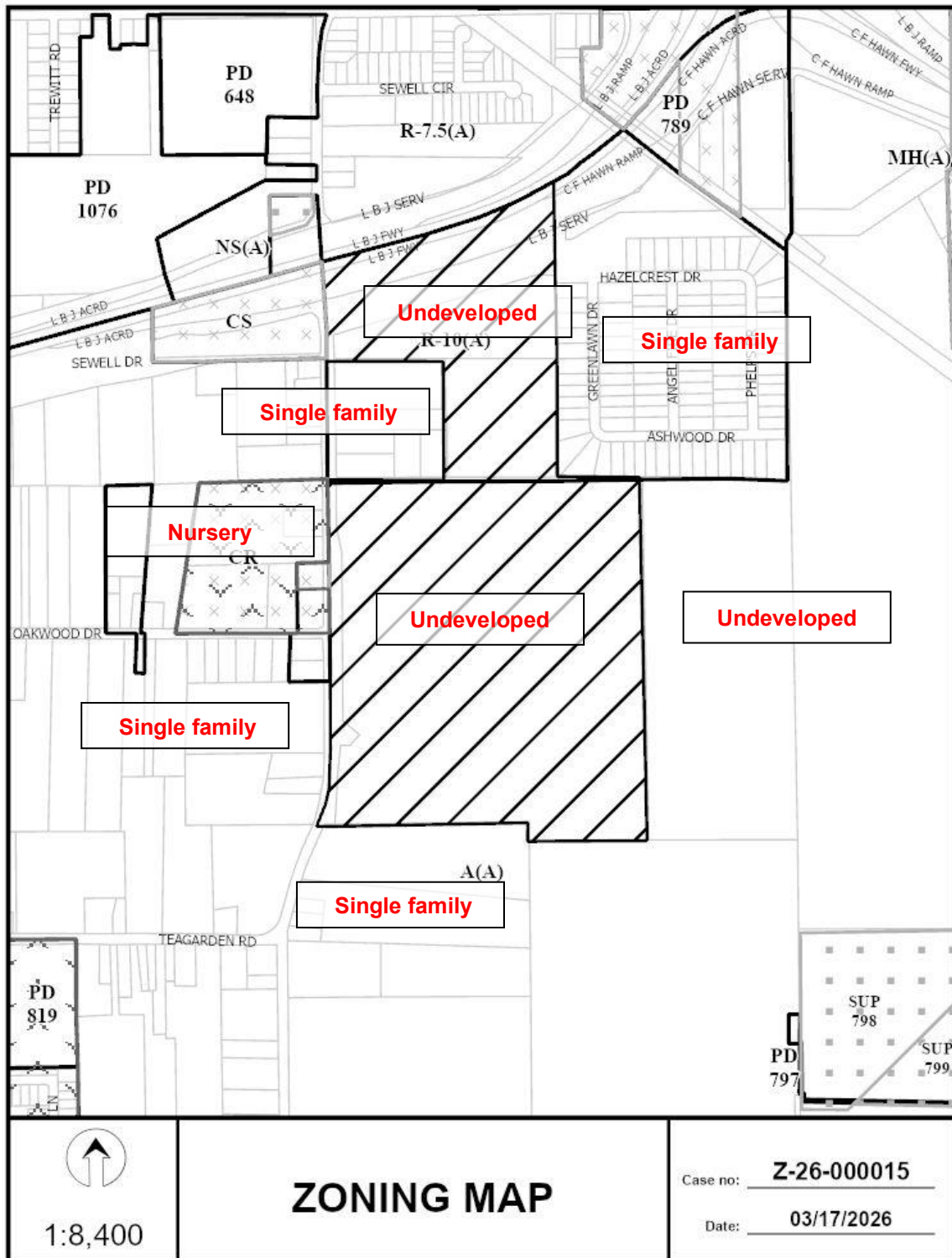
-Dave Barrett

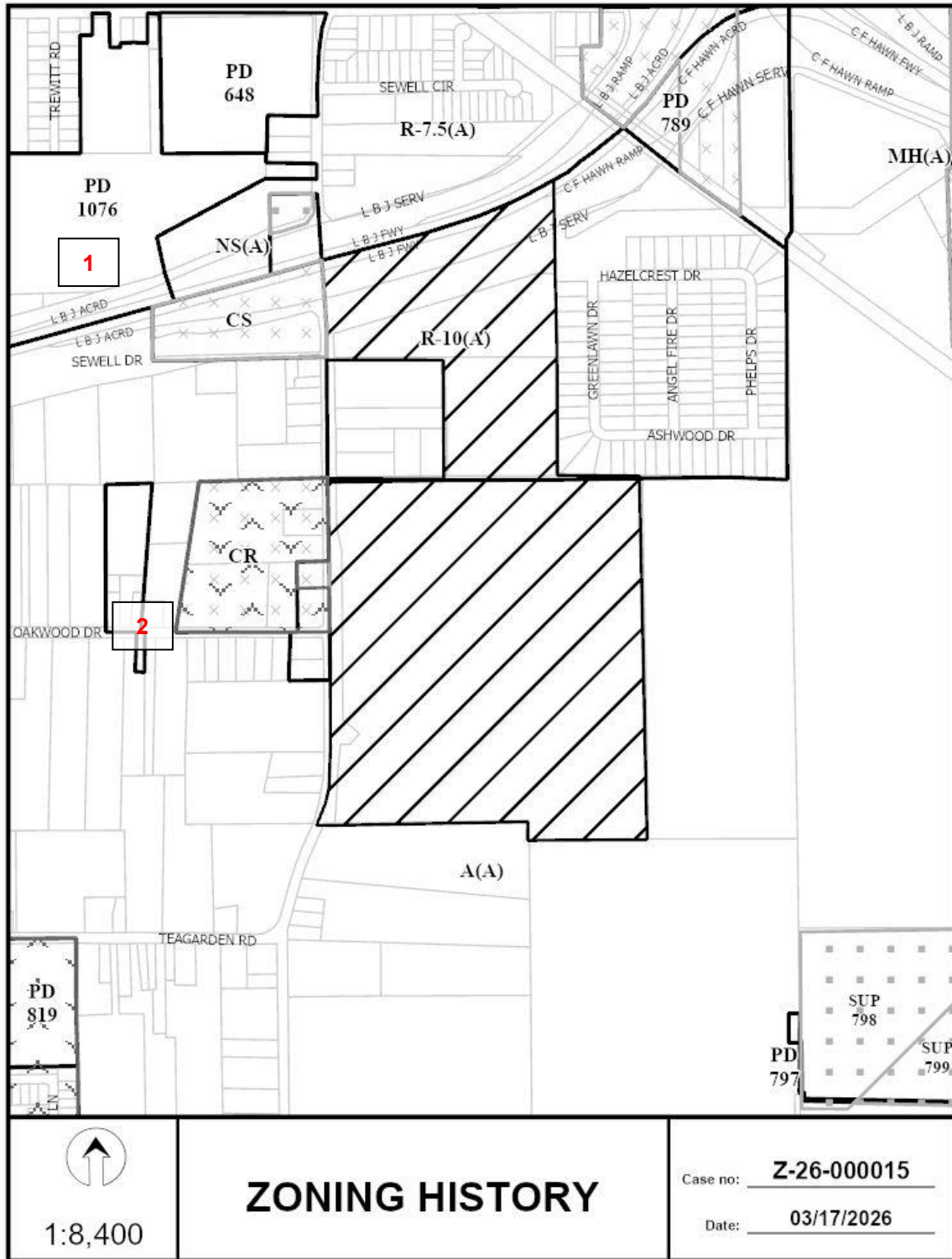
BSP Land Advisors, LLC, Manager and Member

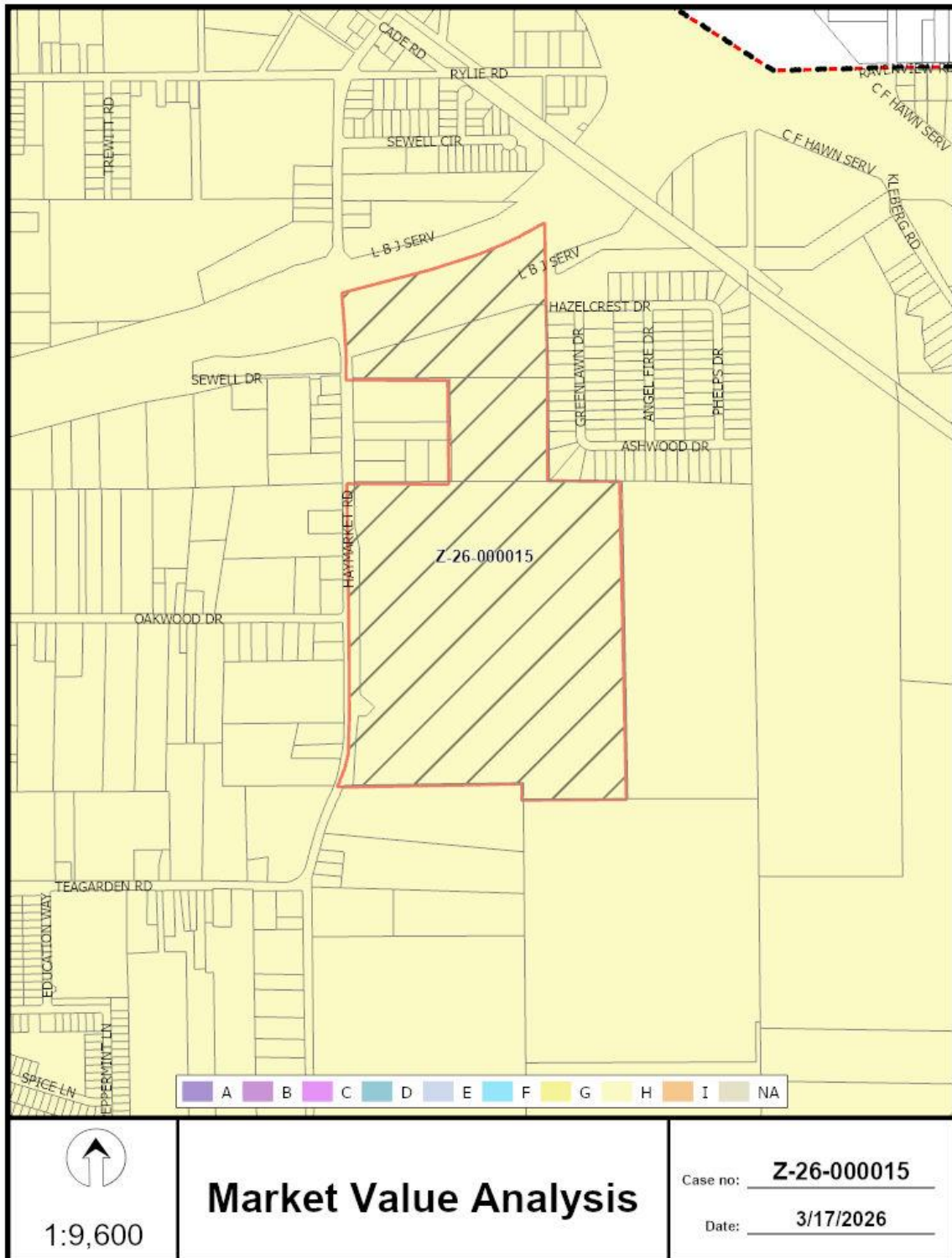
-Jon Kendall

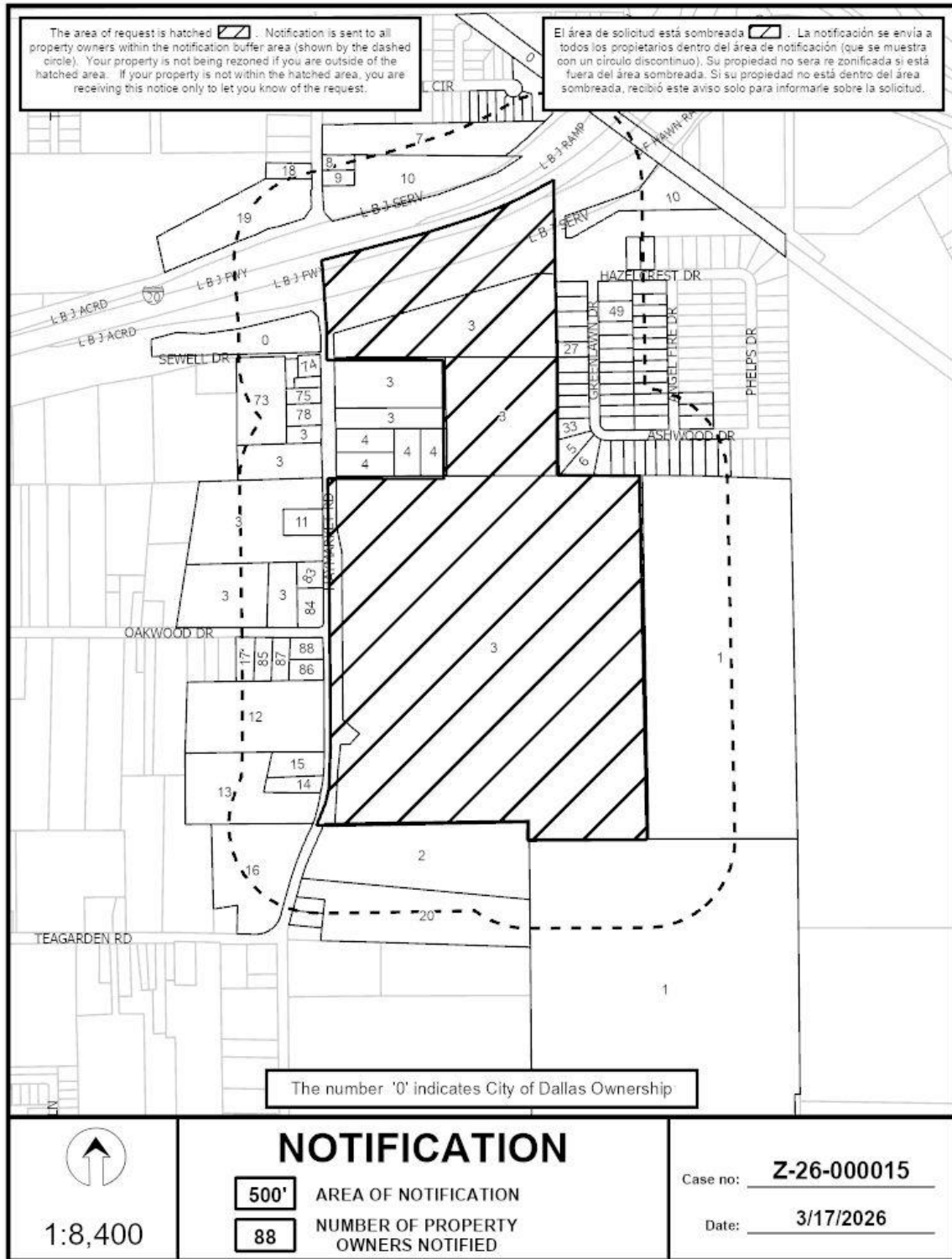












03/17/2026

***Notification List of Property Owners******Z-26-000015******88 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2000 JORDAN VALLEY RD	MESQUITE LANDFILL TX LP
2	1814 HAYMARKET RD	HUTCHESON CHILDRENS TRUST THE
3	1543 HAYMARKET RD	RUIBAL FARMS LP
4	1524 HAYMARKET RD	BOHANNON DONNA P
5	1627 GREENLAWN DR	ESTRADA ELVIA ESTRADA
6	11208 ASHWOOD DR	Taxpayer at
7	1430 HAYMARKET RD	GALVAN FRANCISCO
8	1450 HAYMARKET RD	MARTINEZ MARIA D C &
9	1454 HAYMARKET RD	BERLANGA MARIA L
10	1508 HAYMARKET RD	MILLARD MATTHEW
11	1651 HAYMARKET RD	RUIBAL MATTHEW J
12	1733 HAYMARKET RD	HAWTHORNE BRENT A &
13	1801 HAYMARKET RD	BECERRA LEONARDO & YANIRA E
14	1747 HAYMARKET RD	VELAZQUEZ JOSE J
15	1739 HAYMARKET RD	GOMEZ GONZALO &
16	1817 HAYMARKET RD	HOWARD JAMES
17	10524 OAKWOOD DR	HERRERA RAUL & MARTHA
18	1451 HAYMARKET RD	LIBERTY BANKERS LIFE INSURANCE CO
19	1523 HAYMARKET RD	SF INVESTMENT LLC
20	1818 HAYMARKET RD	ESPINOZA CARLOS &
21	1822 HAYMARKET RD	RODRIGUEZ AUDIE &
22	1824 HAYMARKET RD	RODRIGUEZ MARLEN LINETH &
23	1507 GREENLAWN DR	PEREZ RICARDO &
24	1515 GREENLAWN DR	FUENTES JUAN ANTONIO
25	1521 GREENLAWN DR	SANCHEZ EDUARDO VILLA &
26	1525 GREENLAWN DR	ALBARRAN VICTOR

03/17/2026

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	1531 GREENLAWN DR	NETROGARCIA YESSENIA
28	1603 GREENLAWN DR	PRESIDIO ALTO LLC 1603G
29	1607 GREENLAWN DR	PERALTA DANIEL ZUNIGA
30	1611 GREENLAWN DR	D REALTY INVESTMENTS INC
31	1615 GREENLAWN DR	CORTES AXEL E &
32	1619 GREENLAWN DR	MCCLEAN PHILIP E
33	1623 GREENLAWN DR	NUNO JAIME &
34	11212 ASHWOOD DR	HERNANDEZ KARINA
35	11216 ASHWOOD DR	BOYD ROBERT HOWARD
36	11220 ASHWOOD DR	JUAREZ RODOLFO
37	11224 ASHWOOD DR	DIAZ MARIA DELREFUGIO FLORES
38	11228 ASHWOOD DR	WESTFORK PROPERTIES SERIES C
39	11232 ASHWOOD DR	HERNANDEZ HERACLIO &
40	1626 GREENLAWN DR	ORTEGA ERASMO ORTEGA &
41	1622 GREENLAWN DR	GALVAN SAMUEL & CARMELA
42	1618 GREENLAWN DR	RAMIREZ CECILIO &
43	1614 GREENLAWN DR	VILLALOBOS ISMARL &
44	1610 GREENLAWN DR	PADILLA PURITA BARRERA &
45	1606 GREENLAWN DR	NOE BARBARA J
46	1602 GREENLAWN DR	LONG JAMES B JR
47	1532 GREENLAWN DR	MERCADO JUANA
48	1526 GREENLAWN DR	RODRIQUEZ ABEL VILLA
49	1522 GREENLAWN DR	VERA FRANCISCO J
50	1506 GREENLAWN DR	CASTRO IGNACIO & MARIA
51	1507 ANGEL FIRE DR	GOMEZ MARIA M
52	1515 ANGEL FIRE DR	MORALES ANDY BLADIMIR
53	1519 ANGEL FIRE DR	RENTERIA JOSE N
54	1523 ANGEL FIRE DR	WILSON LAWRENCE R SR
55	1527 ANGEL FIRE DR	AGUILAR FELEX
56	1533 ANGEL FIRE DR	SANCHEZ JOSE DEL CARMEN AGUILAR &
57	1605 ANGEL FIRE DR	NETRO BENITO

03/17/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1609 ANGEL FIRE DR	SENDEJO ROY S
59	1615 ANGEL FIRE DR	LEDEZMA ANTONIO
60	1619 ANGEL FIRE DR	PEREZ JAIME LEAL &
61	1623 ANGEL FIRE DR	CHAVEZ GLORIA SANCHEZ &
62	1627 ANGEL FIRE DR	LOPEZORTEGA ENDI EFRAIM &
63	1631 ANGEL FIRE DR	RADA ANTONIO S
64	1630 ANGEL FIRE DR	1630 ANGEL FIRE DRIVE LLC A SERIES
65	1626 ANGEL FIRE DR	VILLALOBOS JESSE & ELVA
66	1622 ANGEL FIRE DR	HERRERA ERNESTO ESQUIVEL &
67	11231 HAZELCREST DR	RANGEL REENE & FELIPA HERNANDEZ
68	11229 HAZELCREST DR	RANGEL REENE P & FELIPA
69	11242 ASHWOOD DR	DIAZ JOSE LUIS RAMIREZ &
70	11248 ASHWOOD DR	DIAZ JOSE LUIS RAMIREZ &
71	11252 ASHWOOD DR	LOPEZ ROGELIO &
72	11258 ASHWOOD DR	PADILLA JOSE PIEDAD ORAS
73	10440 SEWELL RD	LEMONS JAMES D
74	1509 HAYMARKET RD	WILLIAMS JOE ETAL
75	1517 HAYMARKET RD	STARNES WELDON EUGENE
76	1513 HAYMARKET RD	VILLA JUAN C & OJACIEL
77	10450 SEWELL RD	WILLIAMS STOCKS DEBBIE LAVALLE
78	1523 HAYMARKET RD	STARNES WELDON EUGENE &
79	10672 SEWELL CIR	SEWELL CIRCLE LP
80	10664 SEWELL CIR	UPWARD AMERICA CENTRAL
81	10640 SEWELL CIR	UPWARD AMERICA CENTRAL
82	10616 SEWELL CIR	UPWARD AMERICA CENTRAL
83	1699 HAYMARKET RD	SOSA JOSE HUGO & KAREN
84	10540 OAKWOOD DR	ALVAREZ PEDRO FERNANDO
85	10526 OAKWOOD DR	LEWIS ERIKA
86	1723 HAYMARKET RD	CAVAZOS DORA ALICIA &
87	10530 OAKWOOD DR	MEDINA ARACELI &
88	9999 OAKWOOD DR	GUTIERREZ ADEL