

FILE NUMBER: M234-004(SAS) **DATE FILED:** November 7, 2023

LOCATION: Northwest corner of Buena Vista Street and North Fitzhugh Avenue

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 0.622 acres **CENSUS TRACT:** 48113000705

REPRESENTATIVE: Drew Martin

APPLICANT: Luke Kvasnicka, Michael Hsu Office of Architecture

OWNER: Buena Vista JV, LLC

REQUEST: An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 148 within Planned Development District No. 193.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 193

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-I>

PLANNED DEVELOPMENT SUBDISTRICT No. 148

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-148>

BACKGROUND INFORMATION:

- On May 8, 2019, Planned Development Subdistrict No. 148 was established by Ordinance No. 31202.
- Development and use of the Property must comply with the development plan (Exhibit S-148A).
- Landscaping must be provided as shown on the landscape plan (Exhibit S-148B).

REQUEST DETAILS:

The applicant is requesting to amend the development plan and landscape plan in Planned Development Subdistrict No. 148.

The purpose of the request is to allow for the addition of steel trellises along the façade fronting the Katy Trail and to allow for the replacement and addition of trees and landscaping.

Landscaping must be provided as shown on the landscape plan. The plan is being amended to reflect the addition, replacement, and change in plant materials. Most notable is the placement of large sycamore trees in the frontage on Katy Trail and along the north property line which will grow to be significantly large at maturity.

The Transportation Development Services Division of the Transportation Department has reviewed the request and has no objection to the proposed minor amendment.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the development plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

Staff has determined that the request complies with the standards for a minor amendment to the development and landscape plans and does not violate other applicable code requirements.

M234-004(SAS)

List of partners

Buena Vista JV, LLC

Blake R. Shipp– Managing Partner

Lindsay B. Shipp–Partner

Jeffrey A. Bayer –Partner

Laurie Sands Harrison –Partner

Proposed Landscape Plan

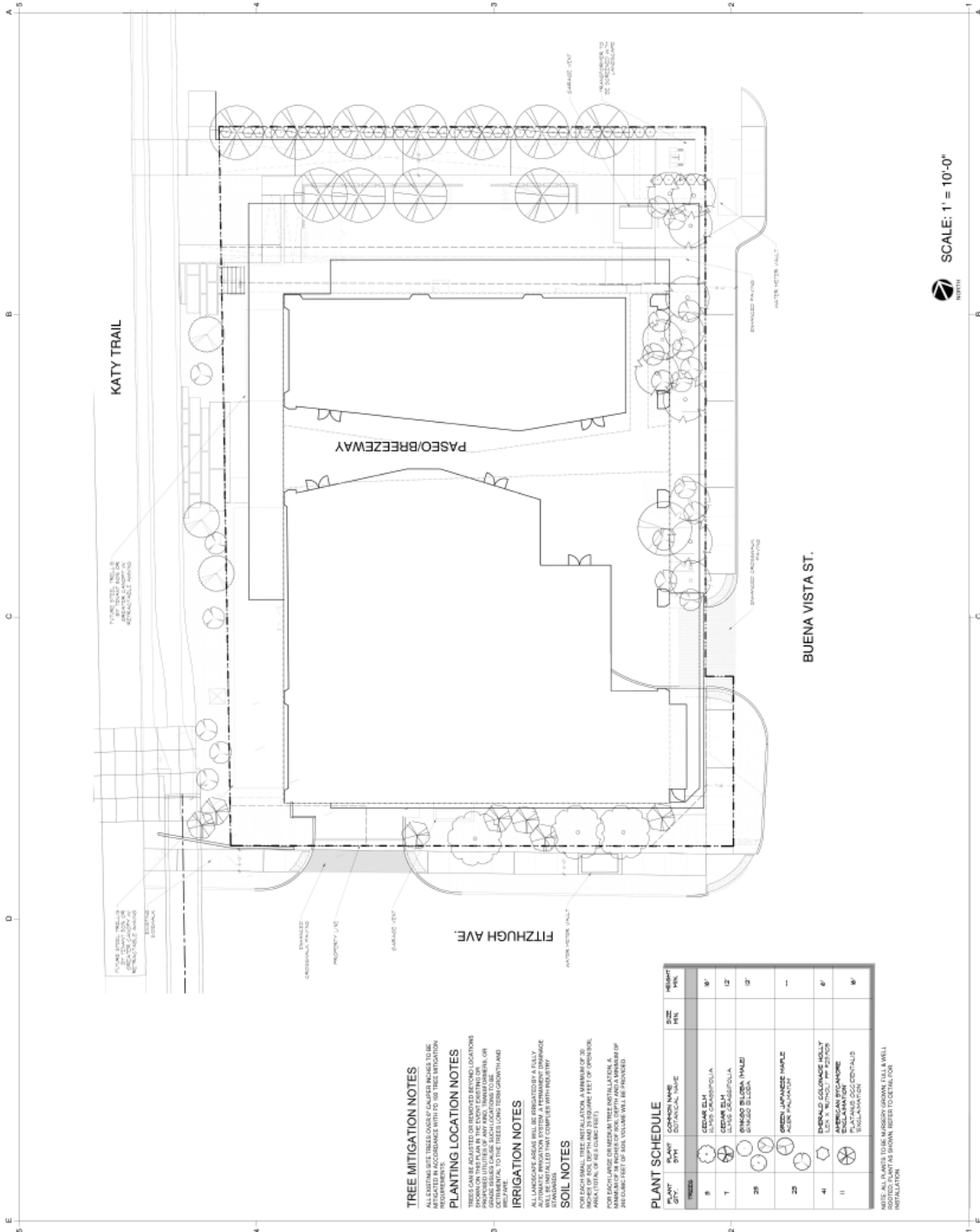
Issue Title
PERMIT RESPONSE 05

Issue / Address / Revisions
 Date Description
 05/19/2019 Permit Response 05

Project Name
**KATY TRAIL
 MIXED USE**
 4205 BUENA VISTA ST.
 DALLAS, TX 75206

Drawing Title
LANDSCAPE PLAN

Issue Date: 05/19/2019
 Project No: 18007
 Reviewed By: BB
 Drawn By: MO
 Sheet No.



TREE MITIGATION NOTES
 ALL EXISTING SITE TREES CAREFULLY MEASURED TO BE PRESERVED AND RECORDED WITH THE TREE MITIGATION REQUIREMENTS.

PLANTING LOCATION NOTES
 TREES CAN BE ADJUSTED OR REMOVED BEFORE LOCATIONS PROVIDED ARE DETERMINED. TREE MITIGATION OR DETACHMENT IS TO BE PROVIDED TO THE TREE-LONG TERM GROWTH AND SURVIVAL.

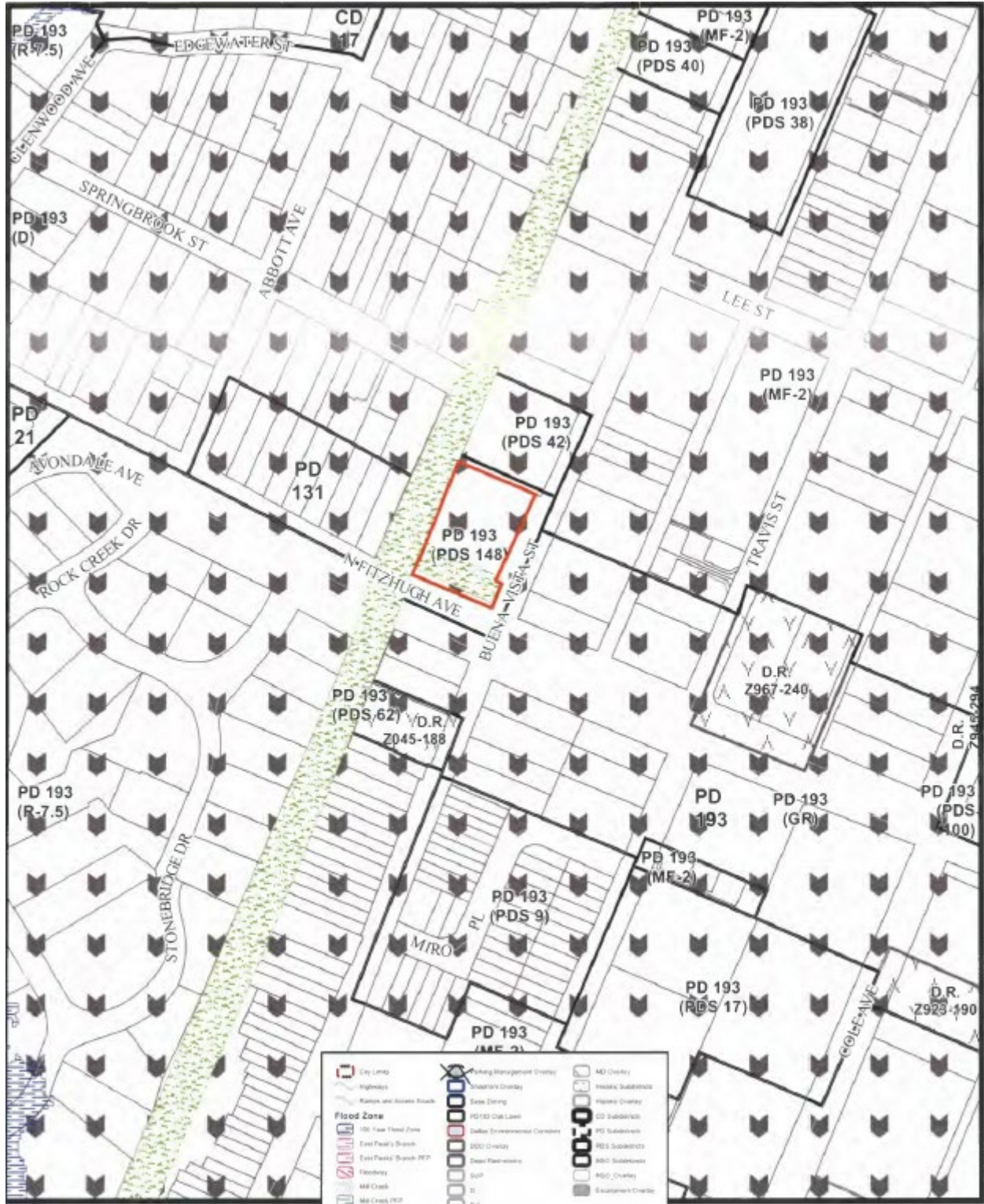
IRRIGATION NOTES
 ALL PLANTINGS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE SYSTEM SHALL BE INSTALLED THAT COMPLETES THE IRRIGATION SYSTEM.

SOIL NOTES
 FOR EACH SMALL TREE INSTALLATION, A MINIMUM OF 30" OF TOP SOIL SHALL BE INSTALLED. FOR EACH MEDIUM OR LARGE TREE INSTALLATION, A MINIMUM OF 48" OF TOP SOIL SHALL BE INSTALLED. THE REMAINING 12" OF SOIL SHALL BE REPLACED WITH THE ORIGINAL SOIL.

PLANT SCHEDULE

PLANT SPEC.	PLANT COMMON NAME	SIZE	QUANTITY
9	SEWIA S2H	12"	30
1	CEPHEA S2H	12"	12
20	SHRUB BUSH	12"	12
25	SHRUB PALM	12"	1
41	PERENNIAL	12"	6
11	PERENNIAL	12"	6

SCALE: 1" = 10'-0"



1:2,400

Case ID:
Printed: 10-6-2023

M234-004



AERIAL MAP

Notification List of Property Owners

M234-004

150 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4223 BUENA VISTA ST	WILLIAMS BRUCE & AMY
2	4223 BUENA VISTA ST	DUFFY JAMES PAUL
3	4223 BUENA VISTA ST	SCOTT ANDREW EMIL & MARTHEYA G
4	4223 BUENA VISTA ST	ZWEBER MICHAEL
5	4223 BUENA VISTA ST	SALINAS CECILIA MURIS
6	4223 BUENA VISTA ST	COHEN MAXWELL BENJAMIN
7	4223 BUENA VISTA ST	FLANAGAN MARK J & SALEM M
8	4223 BUENA VISTA ST	NOVAK KATIE
9	4223 BUENA VISTA ST	GREENE SAMANTHA
10	4223 BUENA VISTA ST	CONNAR CHRISTOPHER J &
11	4223 BUENA VISTA ST	REYNOLDDDS ROXANNE E &
12	4223 BUENA VISTA ST	LERER JOSEPH BENJAMIN
13	4223 BUENA VISTA ST	SLY ABBYGAIL L
14	4205 BUENA VISTA ST	BUENA VISTA JV LLC
15	3337 N FITZHUGH AVE	RENFRO PROP MGMT LLC
16	4152 BUENA VISTA ST	SW TRAVIS OWNER LLC
17	4155 BUENA VISTA ST	4155 BUENA VISTA LLC
18	3403 N FITZHUGH AVE	BVJV III4155 LLC
19	3314 N FITZHUGH AVE	4333 MAPLE AVE LTD &
20	4211 TRAVIS ST	MCK DESIGN LLC
21	4220 BUENA VISTA ST	CLAYCOMB EDDY & TERRI
22	3326 N FITZHUGH AVE	BUENA VISTA JV II LLC
23	4231 BUENA VISTA ST	GLASER BRIAN D
24	3501 SPRINGBROOK ST	SILCOCK JAMES
25	3503 SPRINGBROOK ST	BOLKE BRIAN
26	3505 SPRINGBROOK ST	EVANS DOUGLAS R & LAURA B

M234-004(SAS)

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3512 SPRINGBROOK ST	TUDHOPE BARBARA A 2001
28	3510 SPRINGBROOK ST	ULLMANN KENNETH &
29	3508 SPRINGBROOK ST	BROWN WILLIAM T II
30	3504 SPRINGBROOK ST	DERRIEN THIERRY & SYLVIE
31	3506 SPRINGBROOK ST	COXE ARTHUR CULLEN &
32	3502 SPRINGBROOK ST	LOSEY NICK C JR
33	4111 STONEBRIDGE DR	COLLINS JOHN E
34	4116 STONEBRIDGE DR	KENDER RANDALL F &
35	4120 STONEBRIDGE DR	MILLER FRANK H
36	4215 TRAVIS ST	HILLIARD CHELSEA LEIGH
37	4217 TRAVIS ST	EAKIN JOHN
38	4219 TRAVIS ST	HEMY MARK & WHITNEY
39	4225 TRAVIS ST	KO LISA &
40	4223 TRAVIS ST	NARAT ROXANA
41	4221 TRAVIS ST	BYWATERS ASHBURN JR
42	4224 BUENA VISTA ST	HOCHSTER JAMISON
43	4222 BUENA VISTA ST	TOMNITZ TAYLOR WHITNEY
44	3502 N FITZHUGH AVE	BENNETT BENJAMIN J IV &
45	3504 N FITZHUGH AVE	MULLICAN MARY ANN
46	3506 N FITZHUGH AVE	LOWERY MARY SEWARD
47	3508 N FITZHUGH AVE	BATES WILLIAM SCOTT REVOCABLE
48	3510 N FITZHUGH AVE	BABB RICHARD D &
49	4228 BUENA VISTA ST	TOTH STEPHANIE MARIE
50	4228 BUENA VISTA ST	CULVER OLIVIA E &
51	4228 BUENA VISTA ST	TICHENOR ELLEN C
52	4228 BUENA VISTA ST	MCLAIN JENNIFER LEE TRUST
53	4206 BUENA VISTA ST	LEACH GREG
54	4206 BUENA VISTA ST	MARTIN JANE ELIZABETH &
55	4206 BUENA VISTA ST	DICKSON LAUREN BAKER
56	4206 BUENA VISTA ST	CARVALHO ALEXANDRE B & MARIA ELISA GALLO
57	4206 BUENA VISTA ST	HARDMAN BAILOR L

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4206 BUENA VISTA ST	HAN CHANG SOO & YOON JOO
59	4241 BUENA VISTA ST	HECKLER ALAN & CARIE MARIE
60	4241 BUENA VISTA ST	COOK CLAYTON D
61	4241 BUENA VISTA ST	MILLER ROBERT W
62	4241 BUENA VISTA ST	MALEK NATALIA
63	4241 BUENA VISTA ST	SPANN VINCENT E
64	4241 BUENA VISTA ST	JACKSON JASON HENRY
65	4241 BUENA VISTA ST	ROVE LLC
66	4241 BUENA VISTA ST	AGUIRRE ADRIAN A
67	4241 BUENA VISTA ST	INGRAM TYROUS W III & VERA R
68	4241 BUENA VISTA ST	KLINE MATTHEW & RICHARD STANLEY
69	4241 BUENA VISTA ST	MACATEE ALLYSON C
70	4241 BUENA VISTA ST	ALEXANDER BRENT
71	4241 BUENA VISTA ST	NASAB SAEED ROUHANI
72	4241 BUENA VISTA ST	ANDERSON EDMUND THEODORE V
73	4241 BUENA VISTA ST	AR KATY TRAIL LLC
74	4241 BUENA VISTA ST	RASMUSSEN NATALIE J
75	4241 BUENA VISTA ST	PASCOE STEVEN J & DEBRA A
76	4241 BUENA VISTA ST	FRONTERA JOSE A &
77	4241 BUENA VISTA ST	LINSCHIED MICHAEL
78	4241 BUENA VISTA ST	CARROLL MICHAEL THOMAS
79	4241 BUENA VISTA ST	GHAMARI NIMA
80	4241 BUENA VISTA ST	CAMPBELL ALEXANDER
81	4241 BUENA VISTA ST	STENSRUD JUSTIN W
82	4242 BUENA VISTA ST	RS&W INVESTMENTS LLC
83	4242 BUENA VISTA ST	GRAY SHIRLEY
84	4242 BUENA VISTA ST	MUNOZ RAMON JR
85	4242 BUENA VISTA ST	NOLAN KATRINA DENISE
86	4242 BUENA VISTA ST	QUINLAN KRISTINA
87	4242 BUENA VISTA ST	HOWARD BRIAN J
88	4242 BUENA VISTA ST	MACKIN CYNTHIA E

M234-004(SAS)

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4242 BUENA VISTA ST	SWEENEY BRITTANY A
90	4242 BUENA VISTA ST	MAHMOOD MOHAMMAD & SHAHEDA
91	4242 BUENA VISTA ST	KRAWCZYK MICHAEL
92	4242 BUENA VISTA ST	YU JOY
93	4242 BUENA VISTA ST	WAITES SETH E
94	4242 BUENA VISTA ST	STRATTON ARG E
95	4242 BUENA VISTA ST	WHITE LINDSEY ELISABETH
96	4242 BUENA VISTA ST	WOOLSTON NANETTE
97	4242 BUENA VISTA ST	FOX RUN SENIOR LLC
98	4242 BUENA VISTA ST	BIDDLE HENRY S & LISA M
99	4242 BUENA VISTA ST	GRAVES GRACE
100	4242 BUENA VISTA ST	TRIBBEY JAMES
101	4242 BUENA VISTA ST	BETTY YOUNG FAMILY LTD
102	4242 BUENA VISTA ST	TUCKER BONNIE
103	4242 BUENA VISTA ST	LEVANAS JOHN A &
104	4242 BUENA VISTA ST	CLARK COURTNEY LYNN
105	4143 BUENA VISTA ST	HUGHES JAMES RUSH
106	4143 BUENA VISTA ST	HANSEN LUCAS
107	4143 BUENA VISTA ST	MCLAUGHLIN HOWARD MARK &
108	4143 BUENA VISTA ST	DAYIAN VAHE ROBERT & NORA ARPI
109	4143 BUENA VISTA ST	UEBELE CRAIG
110	4214 BUENA VISTA ST	MILLER JENNIFER
111	4214 BUENA VISTA ST	MASSEY SHARON FAMILY TRUST
112	4214 BUENA VISTA ST	MARTINEZ ANA K
113	4214 BUENA VISTA ST	MCLEAN MARY E
114	4214 BUENA VISTA ST	WALKER CHRISTIAN B
115	4214 BUENA VISTA ST	SOLIS MARISA
116	4214 BUENA VISTA ST	LIBARIDIAN CARLO
117	4231 TRAVIS ST	CISNEROZ ISAIAH DANIEL
118	4231 TRAVIS ST	YOH AMANDA
119	4231 TRAVIS ST	WHEATCROFT GRIFFIN

M234-004(SAS)

03/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4231 TRAVIS ST	DICKIE JORDAN M
121	4231 TRAVIS ST	TRIPPETT JENNIFER &
122	4231 TRAVIS ST	INGRAM CAMILLE
123	4231 TRAVIS ST	SECULES THOMAS WILLIAM II &
124	4231 TRAVIS ST	JOHNSON BRAIN & DEBORAH L
125	4231 TRAVIS ST	WADDELL JENNIFER LYNN
126	4231 TRAVIS ST	OMAN MARY JEAN REVOCABLE TRUST
127	4231 TRAVIS ST	MCKENZIE CURTIS &
128	4231 TRAVIS ST	ANDERSEN CLAUDIA
129	4231 TRAVIS ST	MOORE ALEXANDER EDWARD
130	4231 TRAVIS ST	ESQUIVEL RACHEL LAUREN &
131	4231 TRAVIS ST	MOTHERSHIP REALTY LLC
132	4231 TRAVIS ST	AGUIAR MARIA ADDOBBATI
133	4231 TRAVIS ST	LOPEZ FAMILY TRUST THE
134	4231 TRAVIS ST	ESPINOZA FRANCES A
135	4231 TRAVIS ST	MAKOS LAND LLC
136	4231 TRAVIS ST	WILMOTH BENJAMIN J
137	4231 TRAVIS ST	STONE WILTON
138	4231 TRAVIS ST	WILSON ELLIN SMITH
139	4231 TRAVIS ST	WYSOCZYNSKI GERALD PAUL JR &
140	4231 TRAVIS ST	LEE SAMUEL LOUIS III
141	4231 TRAVIS ST	SANCHEZ RODRIGO MALDONADO &
142	4231 TRAVIS ST	SIMONTON DANA ELIZABETH
143	4231 TRAVIS ST	HARRIS RONALD F
144	4231 TRAVIS ST	LERNER MAXWELL
145	4231 TRAVIS ST	SALISBURY DOUGLAS ROBERT &
146	4231 TRAVIS ST	TILLERY WILLIAM
147	4231 TRAVIS ST	ZU YUE &
148	4231 TRAVIS ST	CARTER YOLANNA
149	4231 TRAVIS ST	STOFFEL MADELINE
150	4231 TRAVIS ST	MOTHERSHIP REALTY LLC