

CITY PLAN COMMISSION

THURSDAY, MARCH 6, 2025

Planner: Jenniffer Allgaier, M. Arch, AICP

FILE NUMBER: Z245-148(JA/SAS) **DATE FILED:** January 6, 2025

LOCATION: Southwest corner of Potters House Way and Truth Drive

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 21.538 acres **CENSUS TRACT:** 48113016521

REPRESENTATIVE: Claudio Segovia, Johnson Volk Consulting, Inc.

APPLICANT: Michael Woods, Clay Academy, Inc.

OWNER: Clay Academy, Inc.

REQUEST: An application for an amendment to Planned Development District No. 655.

SUMMARY: The purpose of the request is to amend the conceptual plan [Exhibit 655A] to revise the boundary lines of subdistricts 1, 3, 4, 5, and 6 so that existing platted lot 1, block V/8710 [the Clay Academy Addition] is wholly contained within subdistrict 6. No changes are proposed to the text of the ordinance.

STAFF RECOMMENDATION: Approval, subject to an amended conceptual plan.

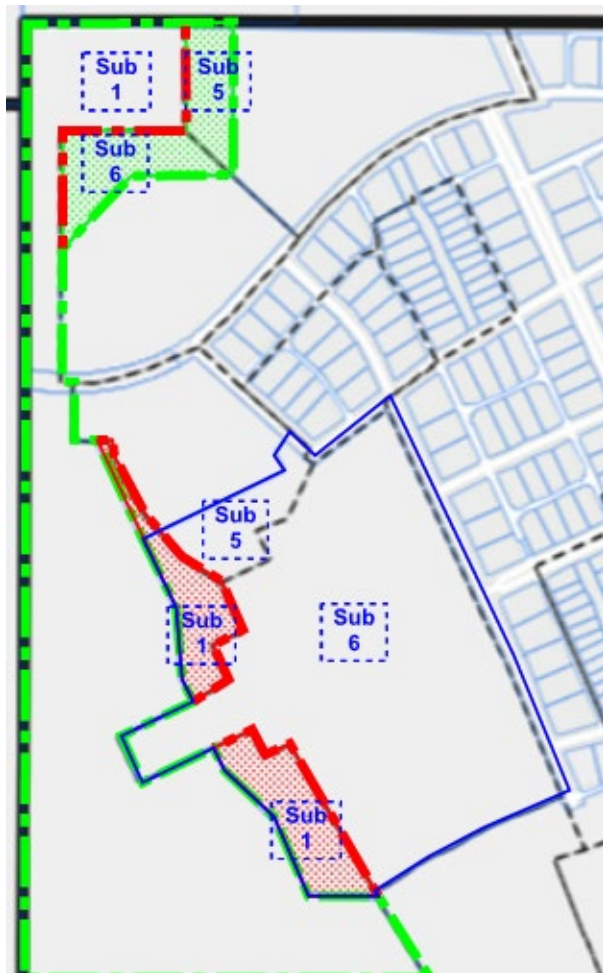
PRIOR CPC ACTION: On February 6, 2025, City Plan Commission held this case under advisement to March 6, 2025.

Planned Development District No. 655:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=655>

BACKGROUND INFORMATION:

- The area of request for the current application is platted lot 1, block V/8710. [Plat S234-183, recorded in September 2004]
- The subject property contains parts of subdistricts 1, 5, and 6 of Planned Development District (PD) No. 655 (see image, below right, with area of request outlined in blue), which was established in June 2003 on property previously zoned PD No. 545.
- Although typically recorded at time of creation of a Planned Development District, a conservation easement was recorded in 2006, three years after the creation of PD No. 655.
- PD No. 655 requires that a conservation easement be placed over all of Subdistrict 1; however, there is a discrepancy between the boundaries of Subdistrict 1 (red line in image at right) and the boundaries of the recorded conservation easement (green line in image at right).
- The portions of Subdistrict 1 within the current area of request (red hatch in image at right) were not included in the conservation easement. Land area elsewhere in the PD that is outside of Subdistrict 1 (green hatch in image at right) was included in the conservation easement. The conceptual plan was never updated to reflect these changes, however, and a portion of the area of request is left undevelopable as a result.
- The current request seeks to align the subarea boundaries with the boundary of the recorded conservation easement, so that all of lot 1, block V/8710, is wholly contained within subarea 6.
- The applicant proposes to amend the conceptual plan [Exhibit 655A] in the vicinity of the area of request only. No changes to the text of the ordinance or to any other exhibits are requested by the applicant.
- Any future development of the property, unless developed for single family, requires a development plan approved by City Plan Commission.



- Subsequent to the February 6, 2025, CPC hearing, the applicant submitted a revised conceptual plan. Staff has reviewed the revised plan and recommends approval of the plan as shown in the staff report.

Zoning History:

There have been three zoning change requests on two properties in the area within the last five years.

1. **Z190-270:** On October 15, 2020, City Plan Commission recommended denial without prejudice of an application for an IR Industrial Research District on property zoned an A(A) Agricultural District on the west line of South Merrifield Road, west Texas State Highway Spur 408.

Z212-165: On September 28, 2022, City Council denied without prejudice an application for a Planned Development District for specific residential and nonresidential uses on property zoned an A(A) Agricultural District on the west line of South Merrifield Road, west of Texas State Highway Spur 408.

2. **Z234-301:** On January 22, 2025, City Council approved an ordinance granting a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower for a ten-year period with eligibility for automatic renewal for additional ten-year periods on property zoned an A(A) Agricultural District on the south line of West Kiest Boulevard, east of Mountain Creek Parkway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Gideons Way	Local	-
Truth Drive	Local	-
Potters House Way	Local	-

Traffic:

No development is proposed as part of the current request; however, the approval of the request would expand the developable area of the property by approximately 6,000 square feet of land area.

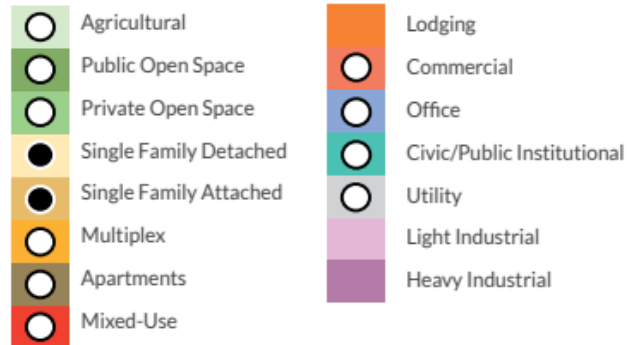
Traffic impact will be considered in conjunction with any future development plan applications and at permitting. However, due to the limited increase in developable area, staff does not anticipate any significant impact to the surrounding roadway system.

STAFF ANALYSIS:**Comprehensive Plan:**

In September 2024, *forwardDallas! (2.0)*, an update to the 2006 Comprehensive Plan, was adopted by City Council and outlines several goals and policies which can serve as a framework for assisting in evaluating an applicant's request. The current area of request is within the Community Residential (CR) Placetype, which is primarily made up of single-family homes; however, a mix of sensitively integrated housing types can be found in many of these areas. Parks, schools, and places of worship interspersed throughout these areas provide focal points for community activity.

FUTURE LAND USE MIX

● PRIMARY USE
○ SECONDARY USE

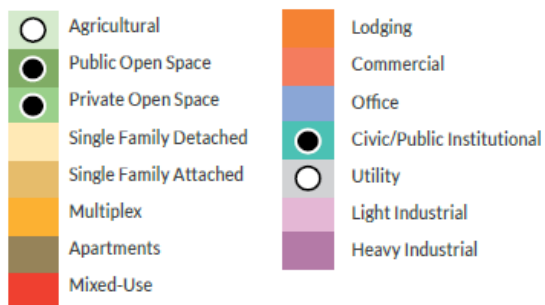
**Community Residential Placetype Application**

- CR A-1** Strategic planning is needed in this placetype to help determine the appropriate mix of land uses and infrastructure improvements to promote multi-modal connectivity within the neighborhood and to surrounding neighborhoods, public spaces, commercial, and mixed use areas.
- CR A-4** Changes to areas within Community Residential neighborhoods should look to add housing in a way that is gentle, equitable, incremental, and sensitive to the existing context, while doing so in a manner that strengthens these neighborhoods and incorporates inclusive community engagement efforts. Incompatible multiplex, townhome, duplex, triplex, and apartment development should be located outside of existing single-family neighborhoods.

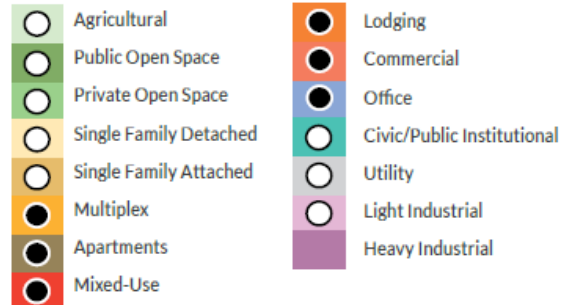
Land areas in the wider vicinity to the west and north of the current request site are noted as within the Regional Open Space (RO) Placetype (graphic below, left) and the Community Mixed-Use (CM) Placetype (graphic below, right), respectively.

FUTURE LAND USE MIX

● PRIMARY USE
○ SECONDARY USE

**FUTURE LAND USE MIX**

● PRIMARY USE
○ SECONDARY USE

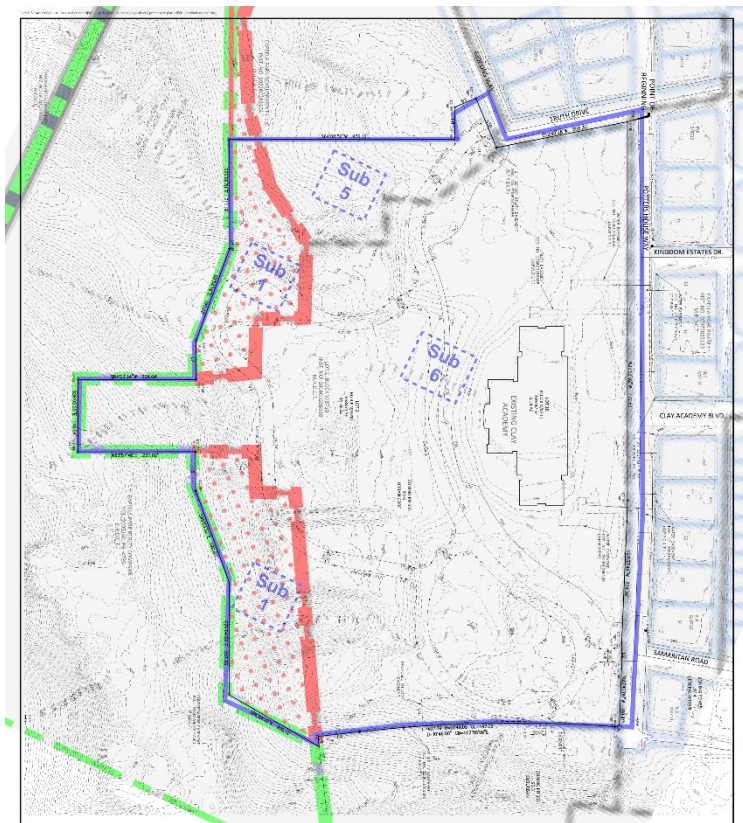


Land Use Compatibility:

The following table describes the zoning and land uses for the area of request and surrounding areas.

	Zoning	Land Use
Site	PD No. 655 (subdistricts 1, 5, and 6)	Undeveloped; educational facility
North	PD No. 655 (subdistrict 3, 4, 5, and 6)	Single family; undeveloped; conservation easement
East	PD No. 655 (subdistricts 4 and 5)	Single family
South	PD No. 655 (subdistricts 1,3, 5, and 6)	Conservation easement; undeveloped
West	PD No. 655 (subdistrict 1)	Conservation Easement

The image below overlays the requested boundary changes on top of the existing recorded plat, with the area of request outlined in blue. Although the red-hatched areas were not included in the conservation easement, these areas remain undevelopable as long as they are within the boundaries of subdistrict 1.



With the current request, the applicant seeks to amend the conceptual plan so that the area of request is wholly contained within subdistrict 6, thereby allowing development on the entire platted lot. No other boundary changes are requested, and no changes to the text of the ordinance or to any other exhibits are included in the application.

Extensive community input and the public hearing process during the original zoning action establishing PD No. 655 resulted in a detailed vision for the area.

Although no development is proposed under the current request, the requested expansion of developable area within subdistrict 6 towards the existing boundary of the conservation easement is consistent with the mix of uses envisioned for the Community Residential Placetype and with the stated goals of the PD No. 655 ordinance, itself.

Key goals, stated within the PD ordinance, supported by this request include the following:

- Combine uses so that citizens have to leave the community only for medical care, big-ticket entertainment, specialized shopping, out-of-town business, and tourism.
- Provide a wide variety of housing types, accommodating a broad range of ages and incomes.
- Ensure that new buildings are harmonious with each other.
- Place residences, shops, workplaces, and civic buildings with close proximity.

Except for single-family uses or a nonresidential use developed in conjunction with a single-family use, a development plan that complies with the conceptual plan and the PD No. 655 ordinance must be approved by the City Plan Commission prior to the issuance of a building permit.

Staff recommends approval of the current request, subject to the amended conceptual plan included in this report.

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended, and with the provisions of PD No. 655. A landscape plan will be required at permitting and will be thoroughly reviewed for compliance with these standards.

Parking:

Off-street parking and loading must be provided in accordance with Division 51A-4.200 except as modified by the conditions of PD No. 655 for all uses to be located on the property.

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 located within an “E” MVA area.

Board Members and Officers

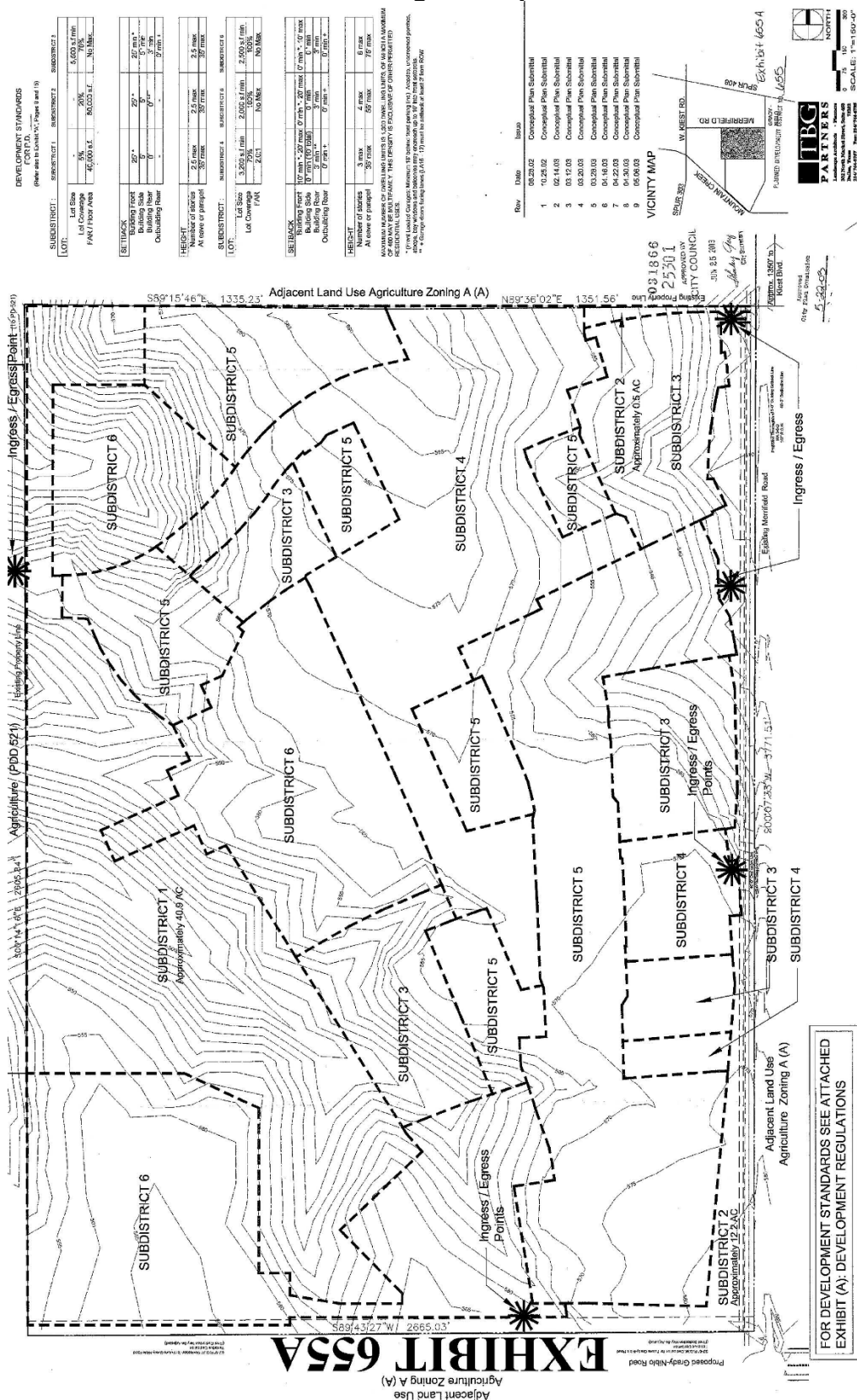
Clay Academy Board Members:

Frank Dyer
Alvin James
Gerald Robinson

Clay Academy Officers:

Alvin James – President & Secretary
Susan McCarthy – Treasurer

Existing Conceptual Plan

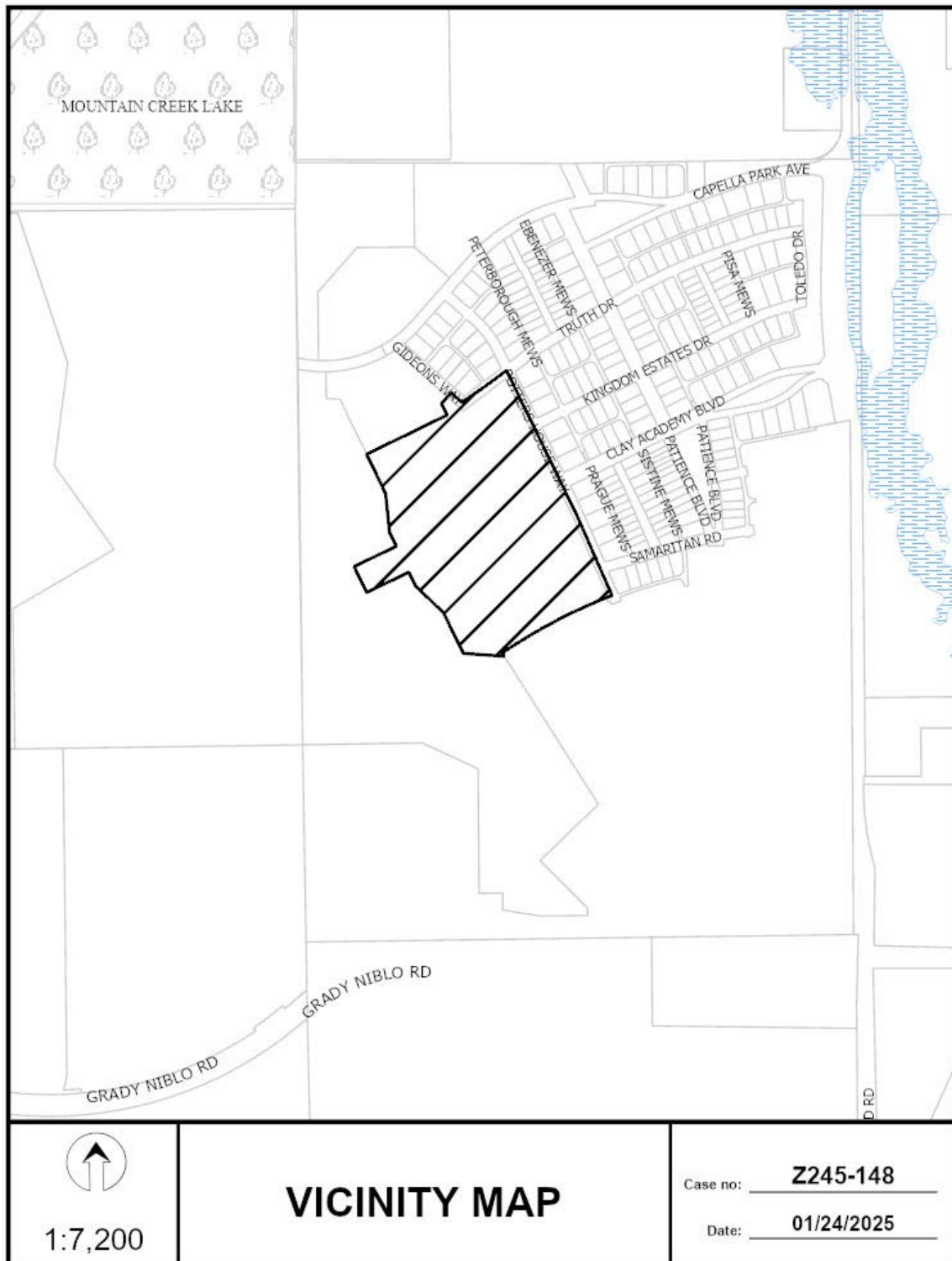


MEDC, Owner

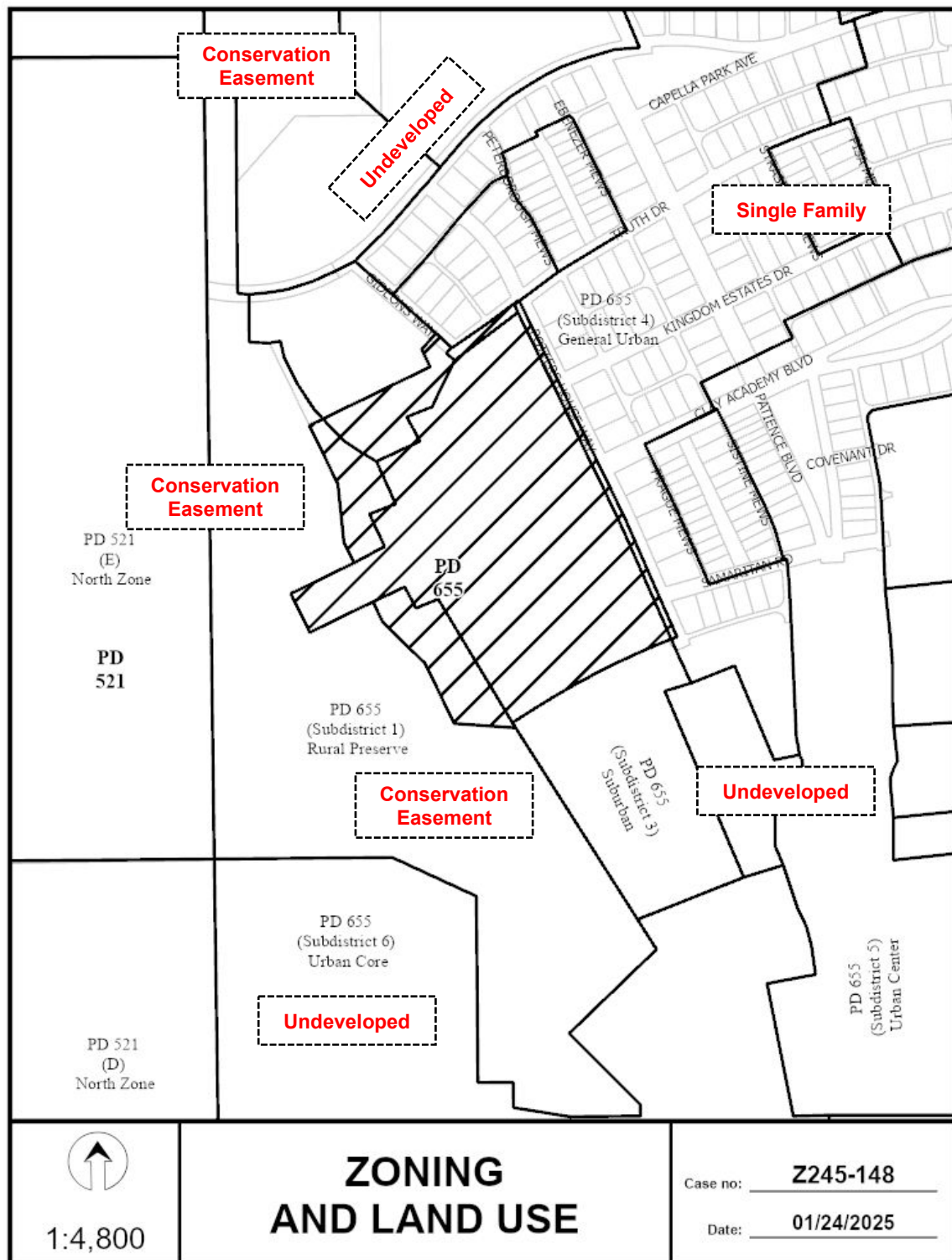
Conceptual Plan

The Potter's House Tract
Zoning File 2012-291 (RB)

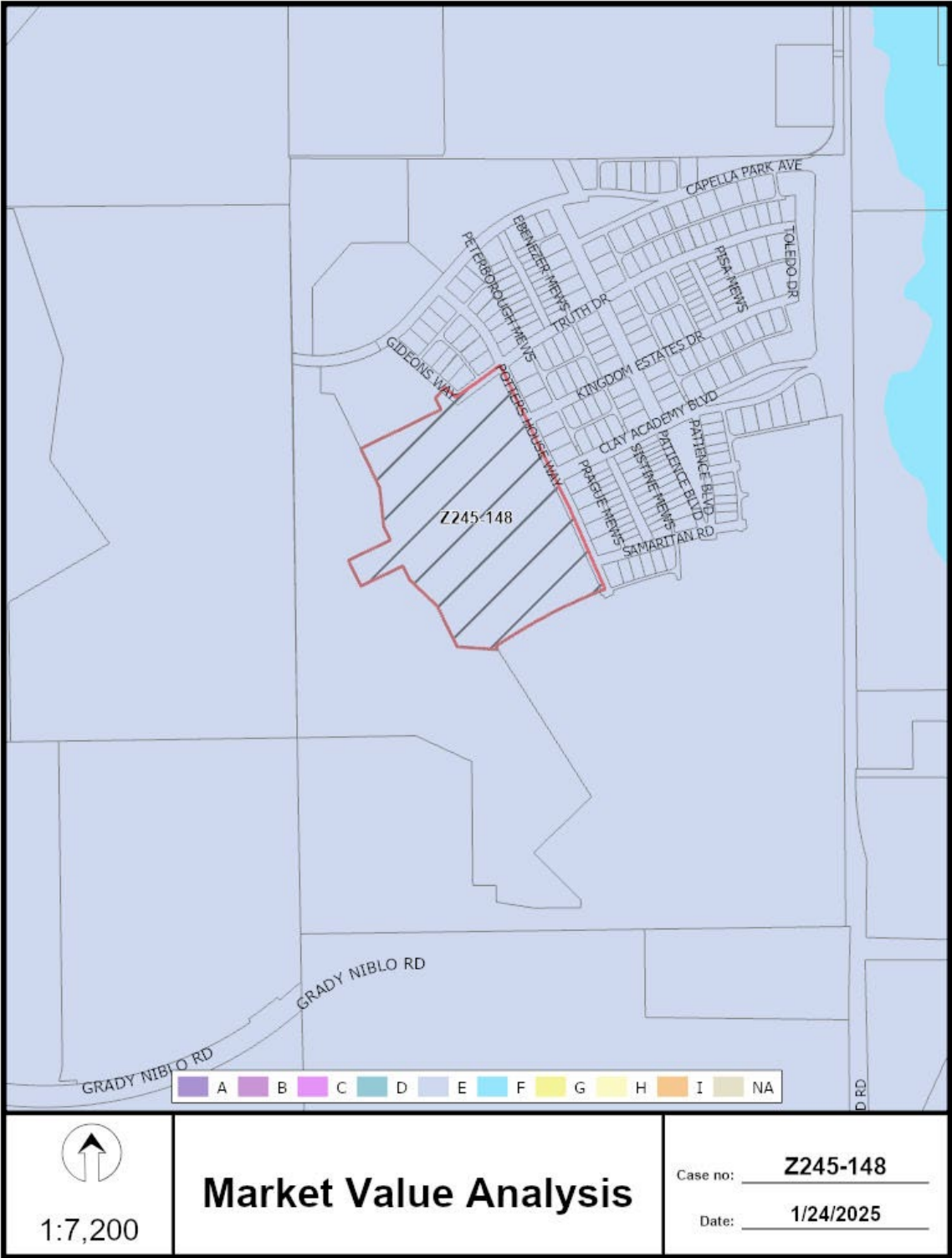














02/05/2025

Reply List of Property Owners***Z245-148******127Property Owners Notified******0 Property Owners in Favor******1 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6900	W Kiest Blvd	CLAY ACADEMY INC
2	4006	MOUNTAIN CREEK PKWY	DALLAS BAPTIST UNIVERSITY
3	6900	W Kiest Blvd	POTTERS HOUSE OF DALLAS INC
4	3505	GIDEONS WAY	CAPELLA PARK DEVELOPMENT I LLC
5	7022	SAMARITAN RD	OLIVARES JOSE LUIS &
6	7018	SAMARITAN RD	CARRASCO ANGELINA &
7	7014	SAMARITAN RD	POMPA FERNANDO
8	7010	SAMARITAN RD	Taxpayer at
9	7006	SAMARITAN RD	GRAHAM TAYNA
10	7002	SAMARITAN RD	GARCIA SANDRA &
11	1	CLAY ACADEMY BLVD	CAPELLA PARK HOMEOWNERS
12	3737	SISTINE MEWS	JEFFERSON WILBUR III &
13	3735	SISTINE MEWS	SMOTHERS MARCUS & MONICA
14	3733	SISTINE MEWS	CUEVAS CESAR CONSTANTINO JR &
15	3731	SISTINE MEWS	BLACKFORD HALEY
16	3727	SISTINE MEWS	LYON NATHALIE
17	3723	SISTINE MEWS	BREWSTER ADRIAN
18	3719	SISTINE MEWS	YE MAI
19	3715	SISTINE MEWS	BAF ASSETS 5 LLC
20	3711	SISTINE MEWS	ATCHISON VINCENT &
21	3703	PATIENCE BLVD	CAPITAL VENTURES UNLIMITED LLC
22	3705	PATIENCE BLVD	FUNSO TITILAYO J
23	3707	SISTINE MEWS	ALMANZA ROGELIO &
24	3703	SISTINE MEWS	ANTONELL CARLES & WELLS JAMIE B
25	3702	PRAGUE MEWS	BRECKENRIDGE PROPERTY FUND
26	3704	PRAGUE MEWS	OLVERA MANUEL ADONAI

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3706	PRAGUE MEWS	RAYFORD JARROD &
28	3708	PRAGUE MEWS	BREWSTER KATHLEEN &
29	3708	PRAGUE MEWS	WADE LYNN C &
30	3710	PRAGUE MEWS	ELY KELTON
31	3712	PRAGUE MEWS	ASHUN WILLIAM
32	3714	PRAGUE MEWS	Taxpayer at
33	3716	PRAGUE MEWS	Taxpayer at
34	3707	PATIENCE BLVD	DREW KENDALL L
35	3709	PATIENCE BLVD	EDSTROM BRYAN J &
36	3718	PRAGUE MEWS	HIDALGO EDISSON M RAMOS
37	3720	PRAGUE MEWS	JONES FRANCHOTT & LANA
38	3722	PRAGUE MEWS	ROSS JERRELL BENET &
39	3724	PRAGUE MEWS	TEMMINCK BARBARA J
40	3326	POTTERS HOUSE WAY	DEMAURO ROBERT J &
41	3320	POTTERS HOUSE WAY	Taxpayer at
42	3314	POTTERS HOUSE WAY	STAREK PAULA JEAN &
43	3308	POTTERS HOUSE WAY	CATHEY NATESHA W & VICTOR CATHEY
44	3302	POTTERS HOUSE WAY	HENDERSON KIMBERLY M
45	3711	PATIENCE BLVD	CHIANG DANIEL &
46	3713	PATIENCE BLVD	RB NEELY III
47	3717	PATIENCE BLVD	HARRIS HANNAH HEATHER
48	3721	PATIENCE BLVD	LUEVANO RENE & JUANA ADATILIA
49	3725	PATIENCE BLVD	ADEKUNLE ADETAYO & ADEDOYIN
50	3729	PATIENCE BLVD	MILEM ZACHARY & SARAH
51	3733	PATIENCE BLVD	REIS BRIDGET &
52	3737	PATIENCE BLVD	CORTES HENRY &
53	3741	PATIENCE BLVD	SYED NAUMAN &
54	3633	PATIENCE BLVD	FRANKE STEVEN T
55	3637	PATIENCE BLVD	FERNANDEZBARRAZA EUGENIA
56	3641	PATIENCE BLVD	GABRIEL CALVIN J
57	3645	PATIENCE BLVD	RAWAL SAMSHER &

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	7003 CLAY ACADEMY BLVD	ALLEN MORGAN
	59	7007 CLAY ACADEMY BLVD	CHRISTMAS DERRON & NIKKI
	60	7011 CLAY ACADEMY BLVD	DENG MIN
	61	7015 CLAY ACADEMY BLVD	SHELLEY DEXTER
	62	3254 POTTERS HOUSE WAY	REBOLI DANIELLE
	63	3248 POTTERS HOUSE WAY	YANG MING & CHRISTOPHER BRYAN SALAS
	64	3242 POTTERS HOUSE WAY	GURROLAGOMEZ GERARDO
	65	7014 KINGDOM ESTATES DR	Taxpayer at
	66	7010 KINGDOM ESTATES DR	PRICE BRYSON & ELZA J
	67	7006 KINGDOM ESTATES DR	GUIMONT SHEREE M
	68	7002 KINGDOM ESTATES DR	SPITZ STEVEN &
	69	3605 PATIENCE BLVD	WARE BRUCE & RHONDALYNNE
	70	3609 PATIENCE BLVD	AARON MANCE &
	71	3615 PATIENCE BLVD	GARCIA JOSE L
	72	3619 PATIENCE BLVD	PEREZ JOSE & MARIA
	73	3623 PATIENCE BLVD	MCCAIN MATTHEW SETH
	74	7003 KINGDOM ESTATES DR	BRANCH YVETTE C
	75	7007 KINGDOM ESTATES DR	NIEMTSCHK DOUGLAS GENE &
	76	7011 KINGDOM ESTATES DR	Taxpayer at
	77	7015 KINGDOM ESTATES DR	MORGAN HAROLD EST OF
	78	3236 POTTERS HOUSE WAY	MARGARET HUFF & NELSON III
X	79	3230 POTTERS HOUSE WAY	EMPRESAS LA FE LLC
	80	3224 POTTERS HOUSE WAY	PARHAM WILLIE & VANA
	81	7014 TRUTH DR	WALKER JASHAWN B
	82	7010 TRUTH DR	CAMPBELL CHRISTOPHER C &
	83	7006 TRUTH DR	SEVERE MARLEINE
	84	7002 TRUTH DR	PHAN AI
	85	1 CAPELLA PARK AVE	ARCADIA LAND PTNRS 20 LTD
	86	3527 PATIENCE BLVD	GRAY JEFFREY BRYCE & LIZETH
	87	3521 PATIENCE BLVD	ROMINE LINDSAY
	88	3515 PATIENCE BLVD	GODINEZ SIMON

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3507	EBENEZER MEWS	SEASE STEPHEN &
90	3509	EBENEZER MEWS	LIM FAMILY LIVING TRUST THE &
91	3511	EBENEZER MEWS	PEREZ KATHERINE VELASQUEZ
92	3513	EBENEZER MEWS	GARZA SUSANNA & ANDRES
93	3515	EBENEZER MEWS	JOHNSON BRIDGET
94	3517	EBENEZER MEWS	VAN ANDREW &
95	3519	EBENEZER MEWS	TREVINO KAREN L
96	3521	EBENEZER MEWS	SALINAS CESAR E &
97	3523	EBENEZER MEWS	GOODMAN CHALONDA
98	3534	PETERBOROUGH MEWS	COOK MARK ANDREW &
99	3530	PETERBOROUGH MEWS	HOPPEL BRYCE N
100	3524	PETERBOROUGH MEWS	MCNEIL STEFAN
101	3522	PETERBOROUGH MEWS	MUNOZ FELIX & DIOSELINA
102	3518	PETERBOROUGH MEWS	SAUNDERS DAVID L & MELANIE O
103	3514	PETERBOROUGH MEWS	ROSEMANROSS KOURTNEY Q &
104	3510	PETERBOROUGH MEWS	SIAS IRASEMA NOHEMI
105	3506	PETERBOROUGH MEWS	HENSLEY KIA
106	3504	PETERBOROUGH MEWS	WEHSENER CHARLES A &
107	7018	CAPELLA PARK AVE	HUANG MING FEND & LI YING
108	7030	CAPELLA PARK AVE	CLARK SHERRY
109	7036	CAPELLA PARK AVE	RICCI CAESAR A & PAULA M
110	7042	CAPELLA PARK AVE	LYNES AUSTIN
111	3202	POTTERS HOUSE WAY	RUGAMBAMAZIMA VINCENT K &
112	3206	POTTERS HOUSE WAY	TANG VANNA
113	3210	POTTERS HOUSE WAY	MOLINA ROBERT & ASTRIA
114	3214	POTTERS HOUSE WAY	GRAEBEL RELOCATION SERVICES
115	3218	POTTERS HOUSE WAY	WILLIAMS JIMMY
116	3221	POTTERS HOUSE WAY	ALMANZA CYNTHIA LUISA
117	3215	POTTERS HOUSE WAY	JENKINS MAE L & HOWARD JR
118	3209	POTTERS HOUSE WAY	Taxpayer at
119	3203	POTTERS HOUSE WAY	THOMPSON CHELSIE &

Z245-148(JA/SAS)

02/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7050	CAPELLA PARK AVE	NAVA ROSSEVEN C
121	7056	CAPELLA PARK AVE	SOMERSMORALES JOSEPH REVOCABLE TR
122	7062	CAPELLA PARK AVE	GILLESPIE DAMON & JEANNIE
123	7068	CAPELLA PARK AVE	HERBERT DARRELL CHRISTOPHER &
124	3504	GIDEONS WAY	PERDUE ALFONZO
125	3508	GIDEONS WAY	JUN WON KANG
126	3512	GIDEONS WAY	HATCHETT JUANITA A
127	3516	GIDEONS WAY	PHILLIPS JACOB & RACHEL