

FILE NUMBER: Z234-286(MB) **DATE FILED:** July 17, 2024

LOCATION: Generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue

COUNCIL DISTRICT: 4

SIZE OF REQUEST: 28.192 ac **CENSUS TRACT:** 48113005500

OWNER: SW Region Conf. of the 7th Day Adventists

APPLICANT: DR Horton Homes

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for a new planned development district on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to lot size, setbacks, dwelling unit density, and street standards.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned primarily an R-7.5(A) Single Family District as well as an IR Industrial Research District. The area of request is undeveloped.
- The area of request is bounded by Arrow Road, Bonnie View Road, and Southerland Avenue.
- The applicant proposes to redevelop the property with single family housing.
- To accomplish this, they request a TH-3(A) Townhouse District.
- On August 7, 2025, CPC recommended approval subject to staff's recommended conditions with changes to screening and noise requirements as read into the record.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Arrow Road	Local street	50 feet and 40 feet
Bonnie View Road	Local street	60 feet
Southerland Avenue	Local street	45 feet

Transit Access:

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

DART Bus Routes

- 215
- 104

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and has provided the following comment:

The proposed townhome district of this scale lacks development standards at permitting, which could lead to a development that maximizes dwelling unit counts over preserving neighborhood character and ensuring safety. The development code permits long, wide, and straight roads, long blocks, and front-loaded structures creating a series of continuous

driveways, lacking front yards and clear sidewalks. The design would also compromise on-street parking, creating straight roads with wide pavement widths that encourage high-speed traffic and offer no pedestrian amenities.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPEMNT PRIORITIES

Policy 1.1.1 Focus on Southern Sector development opportunities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 Create housing opportunities throughout 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.

GOAL 5 EXPAND HOMEOWNERSHIP

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Trinity River Corridor Land Use Plan:

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor.

The area of request is within the North Trinity Forest District. The plan designates the area as a "Residential Traditional" module, which is intended to have single family detached housing as the primary land use, making up about 65% of the land uses within such a module. The module also calls for about 10% of uses to be "Residential – Multi-family 2".

The proposed use is for single family detached housing, which complies with the vision of the Trinity River Corridor Land Use Plan.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District, IR Industrial Research District	Undeveloped
North	R-7.5(A) Single Family	Church, undeveloped, and single family
East	MF-2(A) Multifamily District	Undeveloped
South	R-7.5(A) Single Family	Community service center, single family
West	R-7.5(A) Single Family	Public or private school, single family

Land Use Compatibility:

The area of request is currently undeveloped. The site is generally surrounded by R-7.5(A) Single Family zoning immediately north, south, and west, with predominantly single-family houses. Part of the area of request is within an IR Industrial Research District, which includes a warehouse use outside of the area of request. Additionally, a large MF-2(A) Multifamily District exists to the east / south of the area of request and is undeveloped.

The applicant wishes to develop the site with single family housing and has requested a TH-3(A) Townhouse District as the base for their planned development district. The

Townhouse Districts allow for smaller lot sizes for single family homes compared to the Single Family Districts.

As the predominant land uses in the area are detached single family houses and the proposed conditions will require the houses to be detached, staff finds that the proposal is compatible with the surrounding land uses. Additionally, the dedication of one acre of land for open space contributes to the area character by preserving a portion of the wooded, secluded nature of the area, rather than fully developing the site.

Staff recognizes the concerns of Transportation regarding design standards for roadways. The total right-of-way for streets built in this development, per the Dallas Street Design Manual, is 56 feet, with pavement widths of 36 feet. Parkways on each side must be ten feet. The Design Manual classifies TH-3(A) zoning districts alongside multifamily districts, whereas a smaller Townhouse District or a Single-Family District would be able to use narrower streets in conjunction with an alley.

Additionally, base code would allow for construction of driveways that are adjacent to each other, creating several curb cuts throughout the development which affect pedestrian safety and visibility. Separation of driveways by requiring additional spacing would improve the pedestrian realm and character of the development.

The proposed planned development conditions require narrower streets than would typically be required in a TH-3(A) Townhouse District. While wider streets may be appropriate for areas with very high densities of development, the proposed density does not warrant the standard street widths. The proposed narrower streets will improve the pedestrian realm by slowing traffic. Additionally, the proposed conditions for driveway separation will reduce clustering of curb cuts, which would otherwise negatively impact the pedestrian realm.

Staff finds that the proposed planned development district would allow for compatible single-family housing and addresses the concerns over street design. As such, staff supports the requested planned development district.

Development Standards

Following is a comparison of the development standards of the current R-7.5(A) Single Family District and the requested TH-3(A) Townhouse District:

District	Setback		Density/Lot Size	Height	Lot Cvrgr.	Special Standards	Primary Uses
	Front	Side/Rear					
Current: R-7.5(A)	25'	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential		Single family
Base: TH-3(A)	Zero feet ¹	Single family: No side/rear	No max density Single family: Min. lot area 2,000 sqft	36'	60% residential 25% nonresidential		Single family, duplex
Proposed PD	20' ²	5'	126 units max	36'	60% residential		Single family

¹ Due to blockface continuity requirements, a 25-foot front yard setback would apply to any houses fronting Bonnie View Road and Southerland Avenue.

² Proposes no blockface continuity requirement.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts. The only changes in permitted uses are that duplexes are allowed by-right (but would be forbidden under proposed deed restrictions) and that retirement housing is allowed by Specific Use Permit.

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

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable	★	★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
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		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANEOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
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		S
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
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		

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	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
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S

	Existing	Proposed
Use	R-7.5(A)	TH-3(A)
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
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		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation must be provided in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in a TH-3(A) Townhouse District is one space. The applicant would be required to comply with standard parking minimums at permitting.

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 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “H” MVA area.

List of Officers

Southwest Region Conference Association of Seventh Day Adventists

Dr. Carlton P. Byrd, President

Jason C. North, Sr., Secretary, VP of Administration

City Temple Community Development Corporation

Dr. Carlton P. Byrd, President

City Temple SDA Church

Dr. Carlton P. Byrd, President

DR Horton

Donald R. Horton, Chairman of the Board

David Auld, President & CEO

Michael Murray, COO

Paul Romanowski, CFO

Quadri Akamo, DVP of Land Development

CPC Action
August 7, 2025

17. [25-2461A](#) Z234-286(MB)
Bate

Planner: Martin

Motion: It was moved to recommend **approval** of a new planned development district, subject to staff's recommended conditions and a conceptual plan with the following changes: The language in paragraph (1) under screening is replaced with the following language: "A screening wall measuring a minimum of eight feet above grade and constructed of brick, stone, or cementitious fiber-board materials and landscape buffer must be provided and maintained between a residential use and an adjacent industrial use so that the average sound levels, as measured on the side of the wall facing the residential lot, at a residential use do not exceed, on average, 56dba. The burden is on the Property owner to provide the screening wall and landscape buffer that will keep noise from an adjacent industrial use at or below the maximum decibel level."; on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue.

Maker: Forsyth
Second: Housewright
Result: Carried: 12 to 0

For: 12 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Franklin, Sleeper,
Housewright, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Wheeler-Reagan, Sims
Vacancy: 1 - District 12

Notices:	Area: 500	Mailed: 104
Replies:	For: 5	Against: 15

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Michael Brown, 2133 Sutter St., Dallas, TX, 75216
Steven Darling, 2500 Dallas Pkwy., Plano, TX, 75093
Against: Deloris Williams, 2228 Southerland Ave., Dallas, TX,
75203

July 10, 2025

6. [25-2256A](#) Z234-286(MB)
Bate

Planner: Martin

Motion: In considering an application for a new planned development district on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue, it was moved to **hold** this matter under advisement until August 7, 2025.

Maker: Forsyth
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Drobinski, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright, Haqq, Hall,
Kingston, Rubin
Against: 0
Absent: 1 - Sims
Vacancy: 0

Notices: Area: 500 Mailed: 104
Replies: For: 5 Against: 15

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Michael Phillip Brown, 2133 Stutter St., Dallas, TX, 75216
Dolores Miles Williams, 2228 Sutherland Ave., Dallas, TX, 75203

June 12, 2025

14. [25-2042A](#) Z234-286(MB)

Planner: Martin Bate

Motion: In considering an application for a new planned development district on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue, it was moved to **hold** this matter under advisement until July 10, 2025.

Maker: Forsyth
Second: Sims
Result: Carried: 12 to 0

For: 12 - Drobinski, Forsyth, Shidid, Carpenter,
Wheeler-Reagan, Franklin, Sleeper, Sims,
Haqq, Hall, Kingston, Rubin

Against: 0

Absent: 3 - Hampton, Herbert, Housewright

Vacancy: 0

Notices: Area: 500

Mailed: 104

Replies: For: 5

Against: 14

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226

Steven Darling, 2500 Dallas Pkwy., Plano, TX, 75093

Against: Michael Brown, 2133 Sutter St., Dallas, TX, 75216

Delores Miles Williams, 2228 Southerland Ave., Dallas, TX 75203

April 24, 2025

11. [25-1421A](#) Z234-286(MB)

Planner: Martin Bate

Motion: In considering an application for 1) a TH-3(A) Townhouse District; and 2) deed restrictions on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue, it was moved to **hold** this matter under advisement until June 12, 2025 to be re-advertised and re-notified as a planned development district.

Maker: Forsyth

Second: Hampton

Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Haqq, Hall

Against: 0

Absent: 3 - Shidid, Kingston, Rubin

Vacancy: 0

Observed: 1 - District 11***

*** Appointment not in attendance in accordance
with Section 8-20(e) of the Dallas City Code.

Notices: Area: 500

Mailed: 104

Replies: For: 2

Against: 14

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

March 20, 2025

15. [25-1026A](#) Z234-286(MB)

Planner: Martin Bate

Motion: In considering an application for 1) a TH-3(A) Townhouse District and 2) deed restrictions on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue, it was moved to **hold** this matter under advisement until April 24, 2025.

Maker: Forsyth
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

*out of room, shown voting in favor

Notices: Area: 500 Mailed: 104
Replies: For: 2 Against: 11

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Steven McKeag, 3333 E. Keist Blvd., Dallas, TX, 75203
Michael Brown, 2133 Sutter St., Dallas, TX, 75216
Deloris Hodge, 2228 Southerland Ave., Dallas, TX, 75203
Juanita Sharpless, 2418 Lanark Ave., Dallas, TX, 75203
Against (Did not speak): Teno Myles, 2228 Southerland Ave., Dallas, TX, 75203
David Small, 2122 Sutter St., Dallas TX, 75216

PROPOSED PD CONDITIONS

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

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____, 2025.

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

PD ____ is established on property generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue, and is approximately 28.192 acres.

SEC. 51P-____.103. 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- ____ .104. 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- ____ .105. DEVELOPMENT PLAN.

- (a) Except as provided in this section, 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, development schedule, and landscape plan do not apply.
- (b) For single family uses, development and use of the Property must comply with a subdivision plat. If there is a conflict between the text of this article and a subdivision plat, the text of this article controls.

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

The only main uses permitted are those main uses permitted in the TH-3(A) Townhouse District, subject to the same conditions applicable in the TH-3(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-3(A) Townhouse 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 TH-3(A) Townhouse District is subject to DIR in this district; etc.

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.

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 TH-3(A) Townhouse District apply.

(b) Front yard.

(1) Minimum front yard is 20 feet.

(2) Encroachments such as awnings, balconies, bay windows, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed to encroach into the required front yard.

(3) Blockface continuity provisions do not apply.

(c) Side and rear yard. Minimum side and rear yard is five feet.

(d) Density. Maximum dwelling unit density is 126 units.

(e) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. Minimum lot size is 4,000 square feet, except that for platted lots within 220 feet of Bonnie View Road, minimum lot size is 6,000 square feet.

(g) Single family structure spacing. The single family structure spacing requirement in Division 51A-4.400 does not apply.

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

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) A minimum of 0.25 guest parking spaces per dwelling unit must be provided.
- (c) Guest parking must be provided in the locations shown on the conceptual plan.

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

Landscaping must be provided in accordance with Article X.

SEC. 51P-____.112. DESIGN STANDARDS FOR RESIDENTIAL USES.

- (a) Driveway spacing. Driveways that access front entry garages must be located a minimum of 12 feet away from adjacent driveways.
- (b) Open space. A minimum of eight acres must be reserved as open space and a linear park, as shown on the conceptual plan.
- (c) Sidewalks.
 - (1) Sidewalks along public or private streets with a minimum width of six feet must be provided.
 - (2) Sidewalks must be level with driveway crossings, remain clear of obstacles at all times, and be constructed to meet all city and American with Disabilities Act (ADA) specifications.
- (d) Pedestrian trail. A pedestrian trail of at least 1,100 linear feet and a minimum width of five feet must be provided within the open space and linear park areas shown on the conceptual plan.
- (e) Pedestrian-scale lighting. Pedestrian-scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along public sidewalks, and adjacent to public streets (standard). The design and placement of both the standards and fixtures must be approved by the director of transportation.

(f) Screening.

- (1) A screening wall measuring a minimum of eight feet above grade and constructed of brick, stone, or cementitious fiber-board materials and landscape buffer must be provided and maintained between a residential use and an adjacent industrial use so that the average sound levels, as measured on the side of the wall facing the residential lot, at a residential use do not exceed, on average, 56dba. The burden is on the Property owner to provide the screening wall and landscape buffer that will keep noise from an adjacent industrial use at or below the maximum decibel level.
- (2) A fence constructed of wood or cementitious fiber-board materials measuring six feet above grade shall be constructed on lots abutting Southerland Drive to act as a screening buffer.
- (3) A buffer must be maintained between the adjacent industrial use and residential uses, including trees, vegetation, berms, and other landscaping designed to mitigate sound levels.

SEC. 51P-___.113. STREET STANDARDS.

- (1) Internal streets must be built to the L-2-U(A) standard in the City of Dallas Street Design Manual. Alleys are not required.
- (2) Vehicular access from driveways on single-family units is prohibited on Bonnie View Road and Southerland Avenue.

SEC. 51P-___.114. 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) A homeowner's association must be created for the maintenance of all common areas and open space.

SEC. 51P-___.115. 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

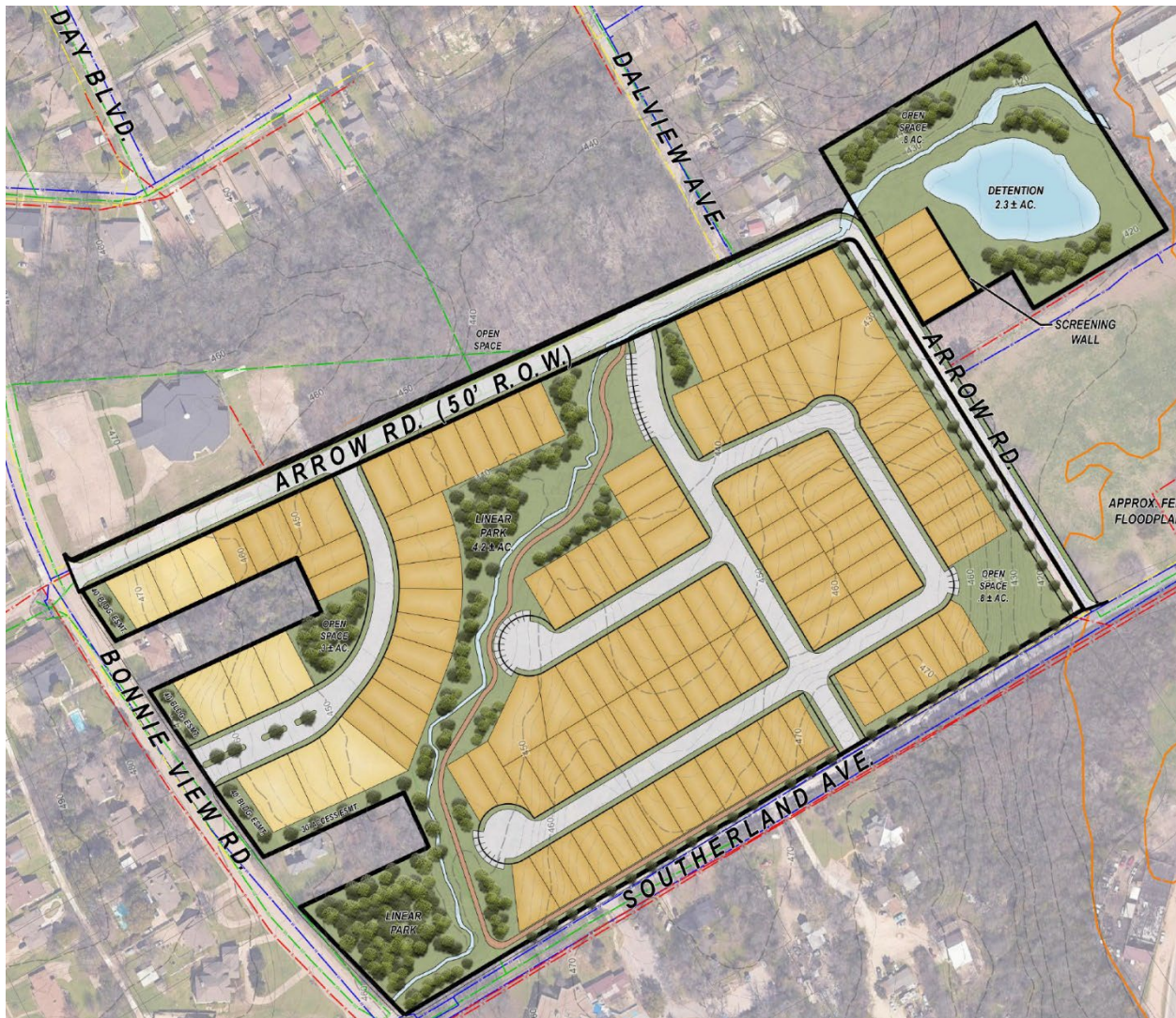
Z234-286(MB)

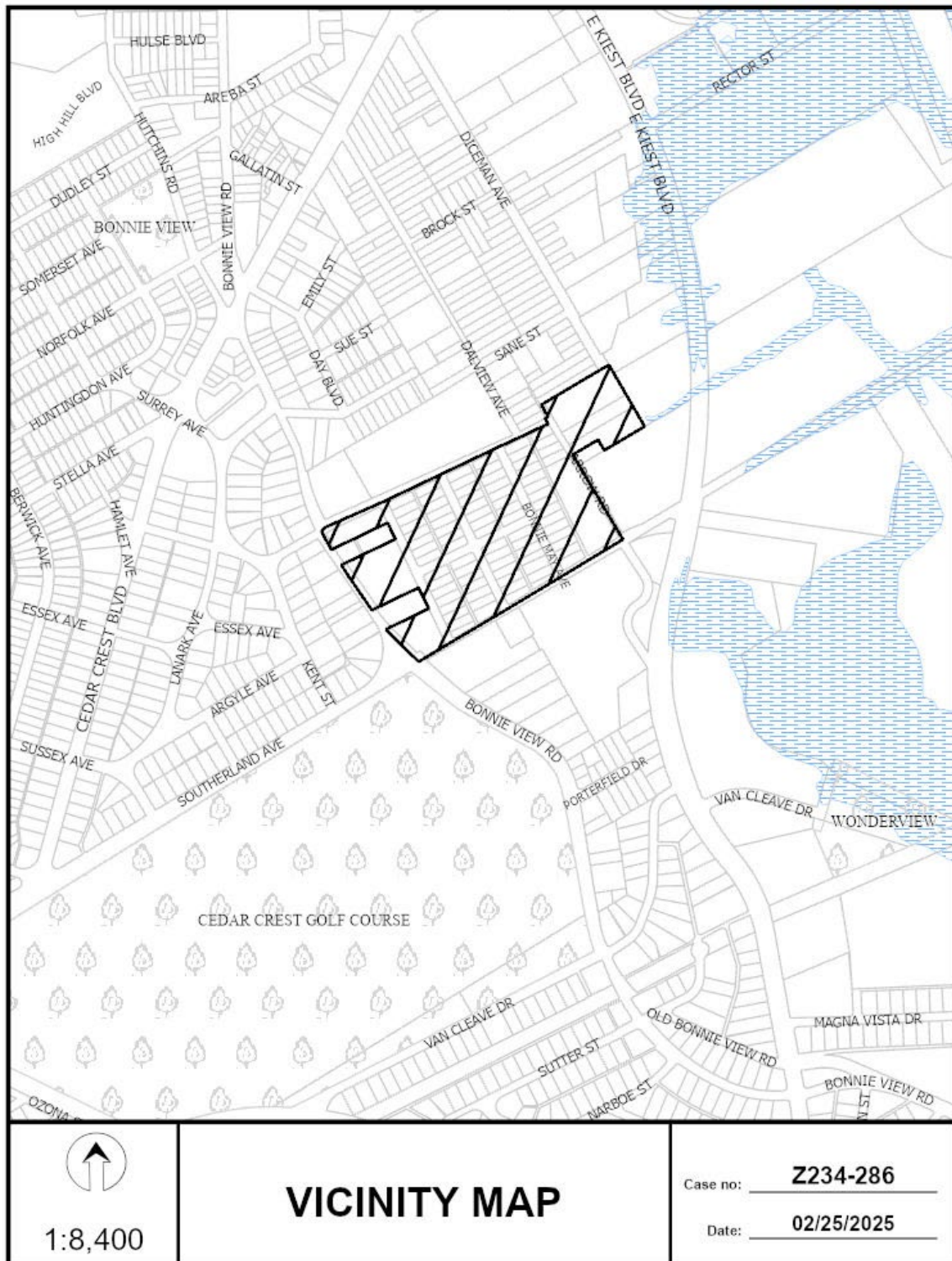
compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED CONCEPTUAL PLAN

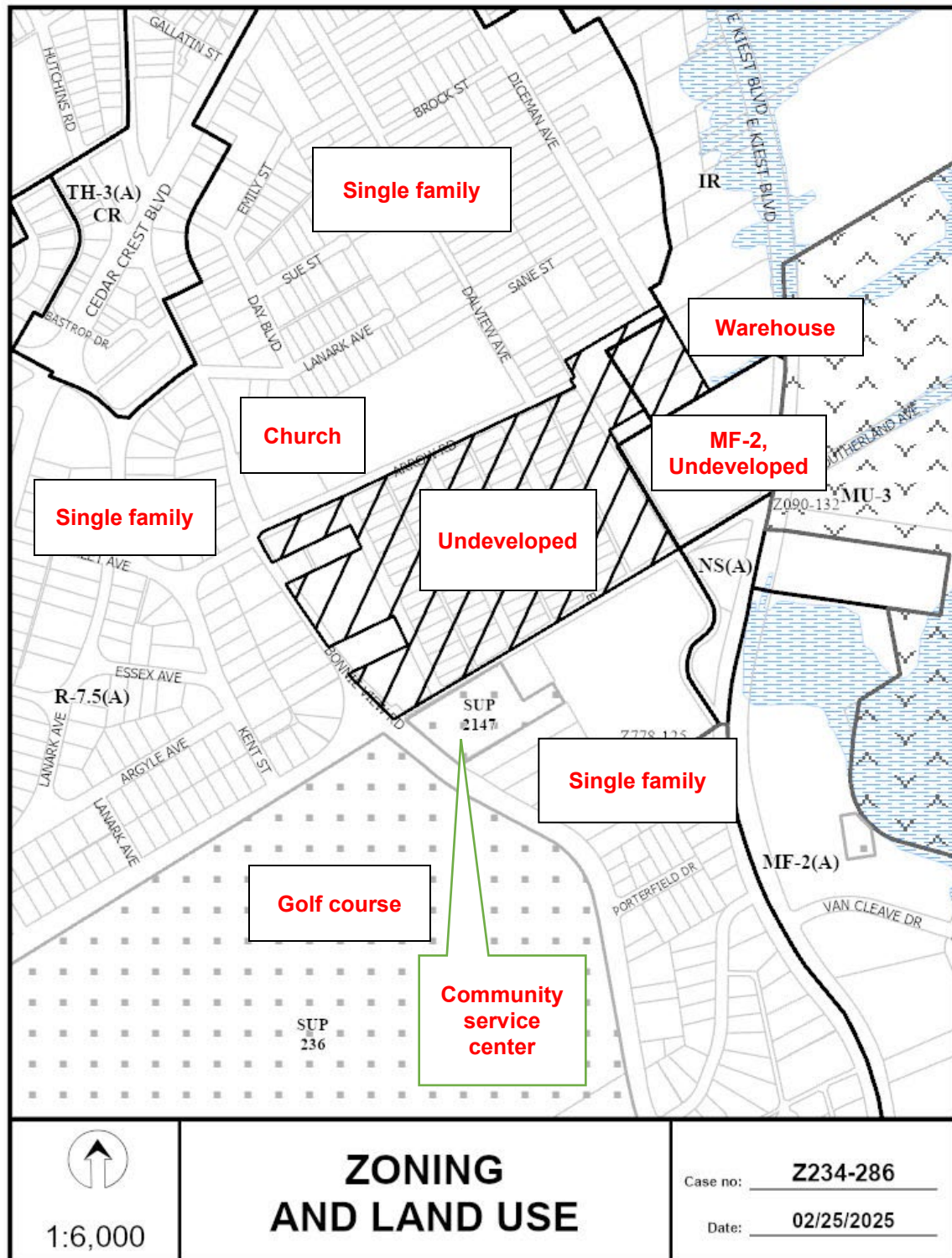


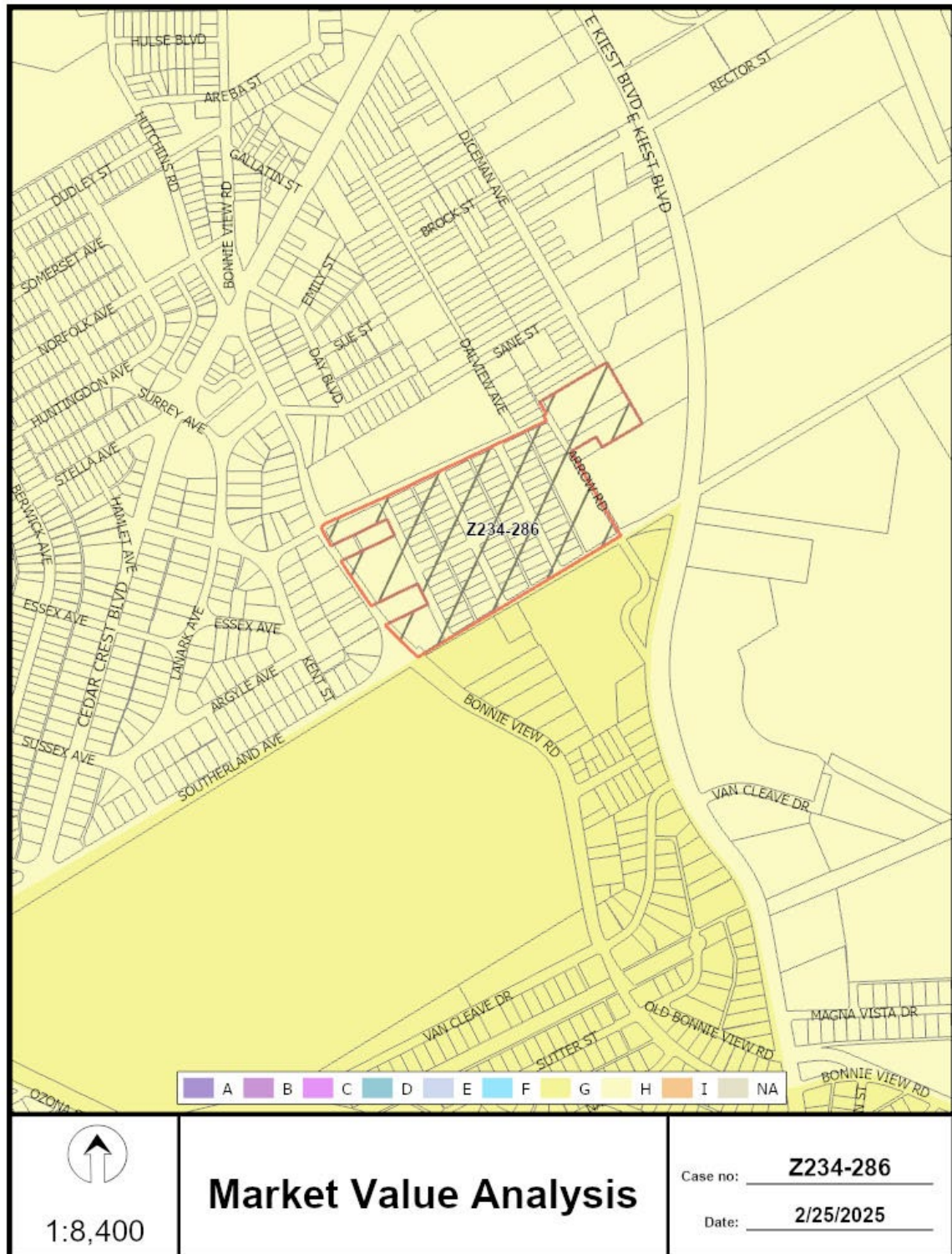
PROPOSED CONCEPTUAL PLAN (DETAIL)













08/06/2025

Reply List of Property Owners

Z234-286

104 Property Owners Notified 5 Property Owners in Favor 15 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	1610	ARROW RD CITY TEMPLE COMMUNITY
	2	1608	ARROW RD SW REG CONFERENCE OF THE
	3	1706	BONNIE VIEW RD CITY TEMPLE SDA CHURCH
	4	1638	BONNIE VIEW RD SOUTHWEST REGION CONF
	5	1505	DALVIEW AVE SOUTHWEST REGION CONFERENCE ASSOC
	6	1600	DEAN ST CITY TEMPLE COMMUNITY
	7	1720	DEAN ST CITY TEMPLE COMMUNITY DEV CORP
	8	1717	BONNIE MAY AVE CITY TEMPLE COMM DEV CORP
	9	1721	BONNIE MAY AVE CITY TEMPLE COMM DEV CORP
	10	1609	ARROW RD CITY TEMPLE COMMUNITY
	11	1603	BONNIE VIEW RD HILBURN HANSEL ESTATE OF
	12	1611	BONNIE VIEW RD LUXURY CONSTRUCTION INC
	13	1627	BONNIE VIEW RD IGLEHART JASMINE D
O	14	1633	BONNIE VIEW RD NOBLES MARJORIE N
	15	1643	BONNIE VIEW RD MURPHY JOHN H JR EST OF
X	16	1649	BONNIE VIEW RD MOSBY LARRY E &
X	17	1653	BONNIE VIEW RD HAWKINS PATRICIA
	18	2123	SOUTHERLAND AVEGALLES EDIDIONG &
	19	2115	SOUTHERLAND AVEPEREZ DANNY
	20	2111	SOUTHERLAND AVELEE MARTHA
	21	2107	SOUTHERLAND AVEEDWARDS DWAYNE JUNE
	22	1654	KENT ST JACKSON WILLIE H JR & PETRICIOUS
	23	1642	KENT ST JACKSON PETRICIOUS LOUISE
X	24	1638	KENT ST CRAYTON VIVIAN LEA
O	25	1632	KENT ST WALKER JOHNNY
O	26	1626	KENT ST WALKER PAULETTE

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	27	1620 KENT ST	WATTLEY THOMAS J JR
	28	1614 KENT ST	ROSIER ROBERT L
	29	1608 KENT ST	BERRY WALTER III &
	30	2112 HAMLET AVE	JONES YUL
	31	2048 ARGYLE AVE	LYONS TAMMIE L
	32	2030 ESSEX AVE	4547 INVESTMENTS LLC
	33	2010 HAMLET AVE	CLARK ROSA VELMA
	34	1615 KENT ST	ATKINS MARCUS
	35	1623 KENT ST	COOPER BEVERLY
X	36	1627 KENT ST	LITTLETON MELBA JEAN
	37	2026 LANARK AVE	HERNANDEZ ROGELIO
X	38	1519 BONNIE VIEW RD	MAYES TERENCE J
	39	1523 BONNIE VIEW RD	JONES ALVIN &
	40	1529 BONNIE VIEW RD	HLB ENTERPRISE LLC
	41	1535 BONNIE VIEW RD	SALINAS VICENTE ZUNIGA
	42	1541 BONNIE VIEW RD	VEGA ALFREDO
	43	1547 BONNIE VIEW RD	JOHNSON HERBIE K
X	44	1553 BONNIE VIEW RD	RUIZ GEMIMA
	45	2111 HAMLET AVE	MMM1 LLC A SERIES OF FRIENDS
	46	2107 HAMLET AVE	BENNETT SHELIA &
	47	2011 HAMLET AVE	JOHNS ALTON W
	48	2106 LANARK AVE	ARANDA DESIREE
	49	2114 LANARK AVE	SAEZ LUIS &
	50	2120 LANARK AVE	GIDDINGS ERIC JAMES
	51	2126 LANARK AVE	LEWIS ALBERTUS JR
	52	2130 LANARK AVE	Taxpayer at
	53	2138 LANARK AVE	HUBBARD TOM RAY
	54	2206 LANARK AVE	SHAMLIN GEORGE C
	55	2212 LANARK AVE	DAVIS REBECCA
	56	3148 E Kiest BLVD	BABCORP 200 LTD
	57	3148 E Kiest BLVD	WONDERVIEW PPTIES LLC

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58 3148	E Kiest Blvd	WONDERVIEW PROPERTIES LLC
	59 2906	E Kiest Blvd	GH PARTNERS II LLC
	60 1424	DICEMAN AVE	DESANI REALTY
	61 3419	E Kiest Blvd	POWER BRAKE SALES & SUPPLY LLC
X	62 3333	E Kiest Blvd	KEYSTONE INV & DEV INC
	63 1614	ARROW RD	SANCHEZ VICTOR WALTER G &
	64 1427	DALVIEW AVE	CARIA J SANTOS & RITA
	65 1435	DALVIEW AVE	MARSH EDGAR A & ROSIE
	66 1426	DALVIEW AVE	Taxpayer at
	67 1428	DALVIEW AVE	ARZOLA ANTONIA L
	68 1429	DICEMAN AVE	POPESCU SCOTT &
	69 1427	DICEMAN AVE	YANG KEVIN
	70 1120	SANE ST	NAJERA MANUEL
	71 1126	SANE ST	KUBIS NEMORIA
	72 1104	SANE ST	OCD ALL DAY LLC
	73 1519	DICEMAN AVE	OCD ALL DAY LLC
	74 2310	LANARK AVE	GOOSBY DEBORAH L
	75 2316	LANARK AVE	TAYLOR JACQUELYN D
	76 2322	LANARK AVE	NEWTON JOSHUA B &
	79 2410	LANARK AVE	GONCALVES LUIS & FILIPE
	80 2414	LANARK AVE	FKH SFR C1 LP
X	81 2418	LANARK AVE	Taxpayer at
	85 2434	LANARK AVE	POMPA FIDENCIO &
	86 2438	LANARK AVE	POMPA FIDENCIO &
	87 1532	DALVIEW AVE	RILEY CHARLES E & VERA M
	88 1528	DALVIEW AVE	WHITE LOUISE
	89 1510	DALVIEW AVE	WALKER NATHASHA FERNESSA
	90 1518	DALVIEW AVE	LOPEZ JUAN G & CARLA CASTAGNA
	91 1514	DALVIEW AVE	ELIZALDE EMELIA RIVERA
	92 1504	DALVIEW AVE	TIPPS RAYMOND III
	93 1648	BONNIE VIEW RD	Taxpayer at

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	94 1612	BONNIE VIEW RD	HERMANDEZ PASTOR MOJICA &
	95 1611	DEAN ST	WANG RUOLI
	96 3031	E Kiest BLVD	HERNANDEZ JUAN F
O	97 3101	E Kiest BLVD	TIPS FAMILY LLC
	98 3131	E Kiest BLVD	BONNIE Y LLC
	99 2302	SOUTHERLAND AVE	BALLAS PROPERTIES LLC
X	100 1906	BONNIE VIEW RD	JOHNSON ANNIE MARIE
	101 1910	BONNIE VIEW RD	DFW CASH 4 HOME INC
X	102 2228	SOUTHERLAND AVE	WILLIAMS DELORIS M
	103 2008	BONNIE VIEW RD	LACY HARLAN R & MELANIE C
	104 3200	E Kiest BLVD	SOUTHERLAND 37 LLC
X	A1 2426	LANARK AVE	Taxpayer at
X	A2 2402	LANARK AVE	BYNUM JAMES D
X	A3 2406	LANARK AVE	WILLIAMS PEARL LIFE ESTATE
X	A4 2422	LANARK AVE	PERSON CLAUDE O JR
X	A5 2430	LANARK AVE	Taxpayer at

