

FILE NUMBER: Z-25-000140

DATE FILED: September 10, 2025

LOCATION: Southeast corner of Mapleshade Lane and Oxford Drive

COUNCIL DISTRICT: 12

SIZE OF REQUEST: 2.5 Acres

CENSUS TRACT: 48085031709

OWNER: Plano Independent School District

APPLICANT: Tony Pearson – Plano Independent School District

REPRESENTATIVES: Karl Crawley, Laura Lee Gunn - Masterplan

REQUEST: An application for an amendment to Planned Development District No. 765 to create a new Subarea B on property zoned Planned Development District No. 765 with Specific Use Permit No. 2362.

SUMMARY: The purpose of the request is to allow a premise sign larger than currently allowed on the property.

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

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

BACKGROUND INFORMATION:

- The area of request is currently zoned Subarea A within PD 765 with Specific Use Permit 2632 for a community service center for the Plano Independent School District (approx. 10,835 sf).
- The property has frontage on both Oxford Drive and Mapleshade Lane.
- Both the regulations of the development code and the planned development requires a Specific Use Permit (SUP) for a community service center to locate on this property or anywhere in the City of Dallas.
- Specific Use Permit (SUP) numbered 2362 was approved by the City Council on April 26, 2023, for a community service center.
- The current SUP expires on April 26, 2043, with eligibility for automatic renewals for additional 10 year periods.
- The purpose of the request is to amend PD 765 to create a Subarea B to allow one premise sign for the name of the building consisting of characters not to exceed 54” in height and not to exceed 200 square feet in effective area.
- Per Sec. 51A-4.704. Attached Signs, an attached sign shall not be permitted to have more than eight words consisting of characters in excess of four inches in height and such sign shall not exceed 40 square feet in effective area.

Zoning History:

There has been one zoning cases in the area within the last five years.

1. **Z234-160:** On August 14, 2024, the City Council approved an amendment to Tract 6A within Planned Development District 170 for a community, welfare, or health center; medical clinic; medical or scientific laboratory; and retail food store greater than 3,500 square feet on a property zoned Tract 6A within Planned Development District 170 located on the southwest corner of Preston Road and Lloyd Drive.

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
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Oxford Drive	Local Street	--
Mapleshade Lane	Community Collector	4-Lane Divided;80'

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at the time of permitting to comply with city standards.

Transit Access:

The following transit service is located within ½ mile of the property:

Dart Bus Route: 236.

STAFF ANALYSIS

- **Comprehensive Plan Consistency Review:**

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map, and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

- **Consistency Review Recommendation**

- The proposed zoning change of amending PD 765 for a community service center is consistent with Forward Dallas 2.0 as the site is completely within the Community Residential placetype. The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. The Community Residential placetype is intended to integrate housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled

apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

- **Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city including neighborhoods, mixed-use areas, employment and industry centers, and open spaces.

Other Contextual comments related to long-range plan

Area Plans

There are no area plans for this property.

Planning Narrative Response

As a high-level citywide policy document, ForwardDallas 2.0 does not include recommendations at the scale of this request.

Land Use:

	Zoning	Land Use
Site	PD 765	Community Service Center (Plano ISD)
North	RR Regional Retail	Commercial (Car Wash), Retail and Personal Services (Auto Parts, Home Improvement)
South	PD 765	Vacant
East	PD 765	Retail and Personal Services (Christina's)
West	PD 765	Convenience store with gasoline sales, Retail and Personal Services, Restaurant with drive-through service, Office uses (Financial Institution with drive-through service)

Land Use Compatibility:

The area of request is currently zoned Subarea A within Planned Development District 765, and is developed with a community service center for Plano Independent School District (approx. 10,835 sf).

The zoning is RR Regional Retail District to the north and the land uses are mainly commercial and retail and personal service uses and developed with a car wash, auto parts store, and a home improvement store. Immediately adjacent to the east of the property is zoned PD 765 and developed with retail and personal service uses – a family owned and operated garden center. Further east and immediately to the south is also zoned PD 765 and is also vacant land. Immediately to the west, is zoned PD 765 and developed with retail and personal service uses, restaurant with drive-through service, and office uses and developed with a convenience store with gasoline service, a restaurant with drive-through service, and a financial institution with drive-through service. With a mix of school uses, local commercial, retail and personal services, and restaurants with drive-through service, staff finds the applicant's requested zoning change of the amendment of the PD to allow a premise sign on the community service center for the independent school district with characters in the name no taller than 54" in height and no greater than 200 sf. in effective area to identify the building on the site to be compatible with the Community Residential placetype character designation of the Comprehensive Plan.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the applicant's request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current Subarea A within PD 765 and a newly created Subarea B within PD 765.

District	Setback		Density / FAR	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: Subarea A PD 765	15'	0' 20' adj to Resid.	N/A	102' 7 stories (above grade)	80%	RPS Visual Intrusion, Landscaping, Signs, Screening, Fencing, Outdoor Speakers, Facades, Urban Form Setback, Tower Spacing	Commercial and Business Service, Institutional and Community Service, Lodging, Office, Recreation, Residential, Retail and Personal Service, Utility and Public Service
Proposed: Subarea B PD 765	15'	0' 20' adj to Resid.	N/A	102' 7 stories (above grade)	80%	RPS, Visual Intrusion, Landscaping, Signs (one attached sign with character height no taller than 54" and no greater than 200 sf in effective area), Screening, Fencing, Outdoor Speakers, Facades, Urban Form Setback, Tower Spacing	Commercial and Business Service, Institutional and Community Service, Lodging, Office, Recreation, Residential, Retail and Personal Service, Utility and Public Service

Landscaping:

The site is currently developed with a community service center for Plano Independent School District. Any future development, including an increase in the total floor area of the property would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations and landscaping per PD 765.

Parking:

Under the requested amendment of PD 765 to create a new Subarea B, the applicant proposes to add a premise sign no greater than 54" in height and no greater than 200 square feet of effective area on the existing building. No other changes are proposed for the existing site.

At permitting, the applicant would be required to comply with the current standard parking ratio of no minimum parking spaces for the specified existing use. No additional parking shall be required for the proposed premises sign for the existing building.

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 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 and sites surrounding the property to the north, south, east, and west are in an "A" MVA area.

List of Plano Independent School District Officers

Dr. Theresa Williams, Superintendent
Dr. Selenda Anderson, Deputy Superintendent Leadership and Operations
Johnny Hill, Deputy Superintendent for Business and Employee Services
Lisa Wilson, Deputy Superintendent for Teaching, Learning and Life Readiness
Ivan Cantu, Assistant Superintendent for Strategy and Innovation
Dr. Courtney Gober, Assistant Superintendent for Student, Family and Community Services
Dr. Patrick Tanner, Assistant Superintendent for Technology Services
Steven Ewing, Chief of Business Services
Lesley Range-Stanton, Chief Communications Officer
Dr. Duana Kindle, Chief of Employee Services
Courtney Reeves, Chief Financial Officer

Board of Trustees

Michael Cook, Place 5
Nancy Humphrey, Board Vice President, Place 3
Elisa Klein, Place 6
Dr. Lauren Tyra, Place 1 President
Sam Johnson, Place 2
Tarrah Lantz, Place 4, Board Secretary
Katherine Chan Goodwin, Place 7

**Draft CPC Action
November 6, 2025**

Motion: It was moved to recommend **approval** of an amendment to Planned Development District 765 to create a new subdistrict B, subject to a development plan and amended conditions, on property zoned Planned Development 765 with Specific Use Permit 2362, on the southeast corner of Mapleshade Lane. and Oxford Drive.

Maker: Carpenter
Second: Herbert
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth, Serrato,
Carpenter, Wheeler-Reagan, Koonce,
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 1 - Franklin
Vacancy: 0

Notices:	Area: 500	Mailed: 29
Replies:	For: 1	Against: 0

Speakers: None

Exhibit 765F – Proposed Development Plan for Subarea B

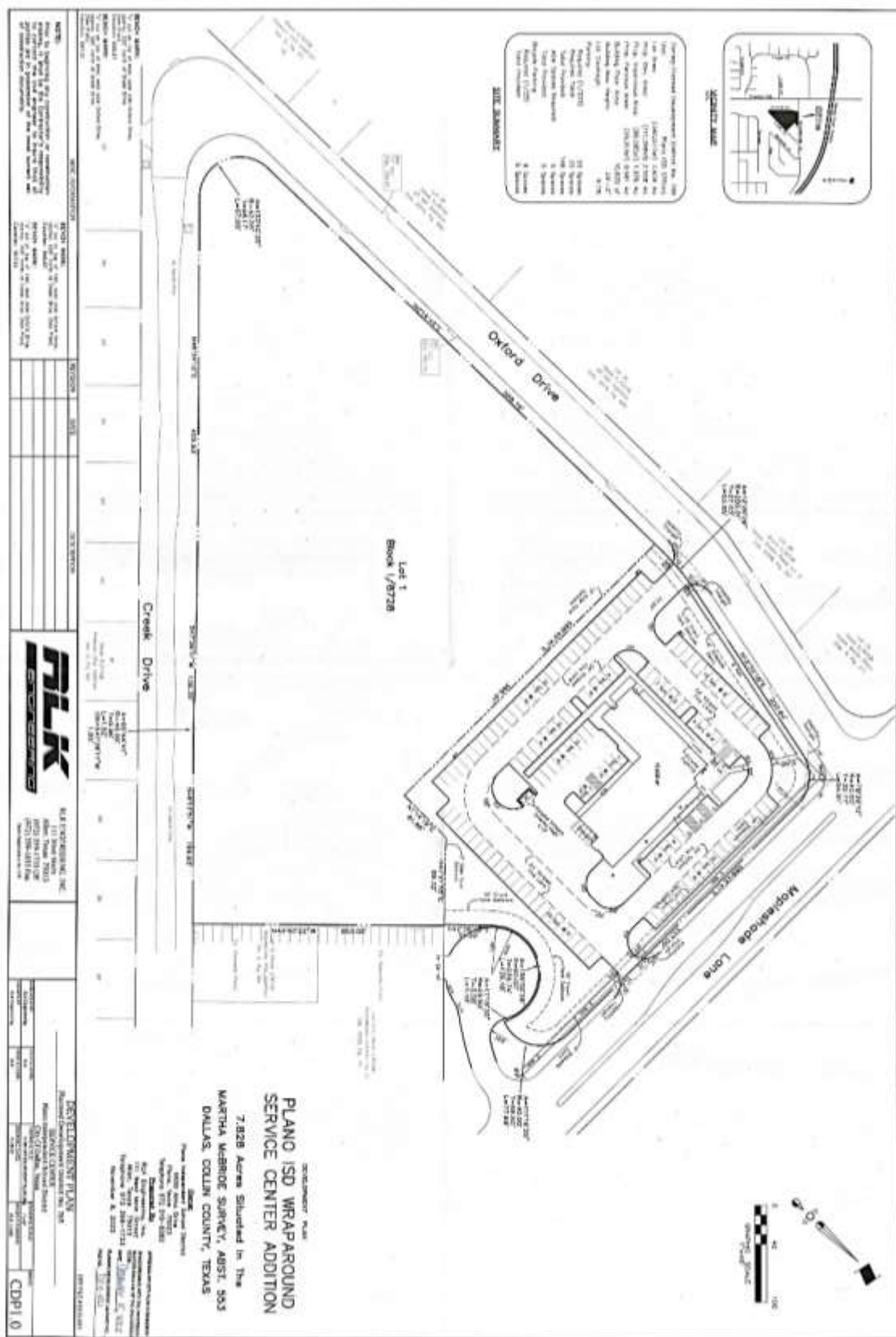
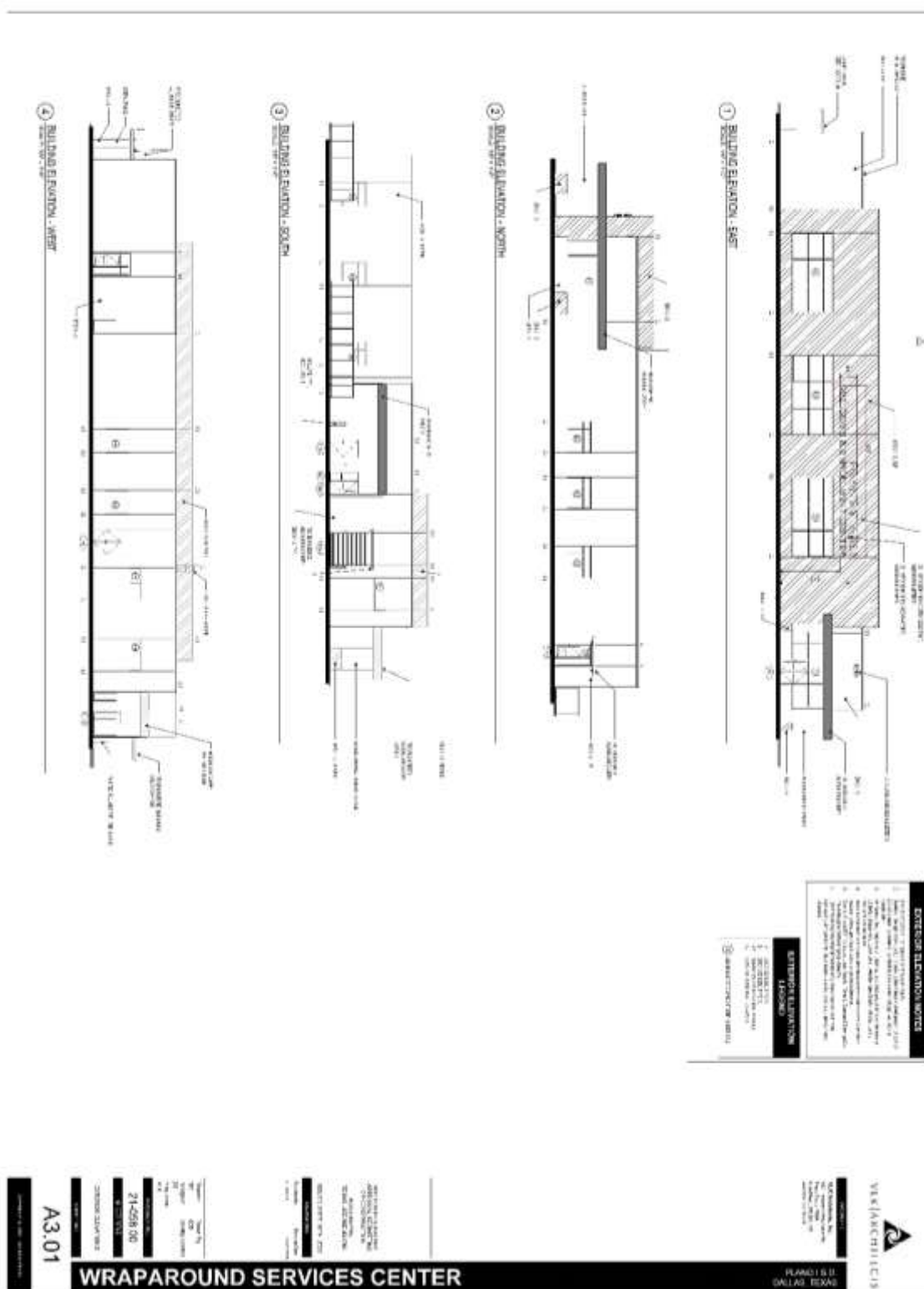


Exhibit 765G – Signage Plan For Subarea B



Proposed PD Amendments

ARTICLE 765.

PD 765.

SEC. 51P-765.101. LEGISLATIVE HISTORY.

PD 765 was established by Ordinance No. 26941, passed by the Dallas City Council on September 26, 2007. (Ord. Nos. 26941; 28761)

SEC. 51P-765.102. PROPERTY LOCATION AND SIZE.

PD 765 is established on property located on the southeast corner of Preston Road and Mapleshade Lane. The size of PD 765 is approximately 26 acres. (Ord. Nos. 26941; 28761)

SEC. 51P-765.103. PURPOSE.

These standards were adopted to:

- (1) promote the health, safety, and welfare of the public;
- (2) complement the development pattern of the area;
- (3) encourage development that complements nearby residential and commercial properties;
- (4) provide a transition from adjacent single family development to mixed use development;
- (5) encourage the assembly of lots and tracts of land to accommodate mixed use development;
- (6) promote buildings efficient in design and utilization of space; and
- (7) require a variety of sizes of multifamily dwelling units. (Ord. Nos.

26941; 28761)

SEC. 51P-765.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) BODY PIERCING STUDIO means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or other decoration.

(2) HOTEL means a facility containing six or more guest rooms that are rented to occupants on a daily basis, where food is prepared on site, and where other facilities, including conference rooms, are available.

(3) MONUMENT SIGN means a detached sign that is applied directly to a grade-level support structure (instead of a pole structure) with no separation between sign and grade. Monument signs must be built for their intended purpose and may not be a portable sign that has been retrofitted to be mounted directly onto a grade-level support structure.

(4) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(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 nonresidential zoning district. (Ord. Nos. 26941; 28761)

SEC. 51P-765.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 765A: conceptual plan.
- (2) Exhibit 765B: development plan for Subarea A.
- (3) Exhibit 765C: landscape plan for Subarea A.
- (4) Exhibit 765D: monument sign plan for Subarea A.

- (5) Exhibit 765E: signage plan for Subarea A. (Ord. Nos. 26941; 28761; 29230)

(6) Exhibit 765F: development plan for Subarea B.

(7) Exhibit 765G: signage plan for Subarea B.

SEC. 51P-765.105.1. CREATION OF SUBAREA A.

(a) Subarea A is a portion of the district. The boundaries of Subarea A are shown on Exhibit 765B. (Ord. 28761).

(b) Subarea B is a portion of the district. The boundaries of Subarea B are shown on Exhibit 765 F.

SEC. 51P-765.106. CONCEPTUAL PLAN.

Except as provided in this section, development and use of the Property must comply with the conceptual plan (Exhibit 765A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A, a conceptual plan is not required. (Ord. Nos. 26941; 28761)

SEC. 51P-765.107. DEVELOPMENT PLAN.

Except as provided in this section, 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 development plan and the conceptual plan, the conceptual plan controls. For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A, development and use of the Property must comply with the development plan for Subarea A (Exhibit 765B.) (Ord. Nos. 26941; 28761)

SEC. 51P-765.108. MAIN USES PERMITTED.

(a) Except as provided in this section, the following uses are the only main uses permitted in this district:

- (1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
- Convent or monastery.
- Foster home.
- Library, art gallery, or museum.
- Private school or open-enrollment charter school. *[SUP]*
- Public school. *[RAR]*

(5) Lodging uses.

- Hotel. *[RAR. Primary access to guest rooms must be through the interior of the building.]*

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

- Duplex.
- Group residential facility. *[SUP required if spacing component in Section 51A-4.209(3) is not met.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily. *[Primary access to dwelling units must be through the interior of the building.]*
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[Only as an accessory use to a hotel. See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Business school.
- 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.
- Household equipment and appliance repair.
- Motor vehicle fueling station. *[Permitted only in Subarea A.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR. Only on lots abutting Preston Road.]*
- Temporary retail use.
- Theater. *[Limited to a maximum of 3,500 square feet.]*

(11) Transportation uses.

- Transit passenger shelter. *[Only on lots abutting Preston Road.]*

(12) Utility and public service uses.

- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP. See Section 51A- 4.212(10.1).]
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

None permitted.

(b) Single family uses are the only uses permitted within 180 feet of an R, R(A), D, D(A), TH, TH(A) or CH district. (Ord. Nos. 26941; 28761)

SEC. 51P-765.109. 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 accessory use is not permitted:

- Private stable.

(c) The following accessory use is permitted by SUP only:

- Accessory helistop. (Ord. Nos. 26941; 28761)

SEC. 51P-765.110. 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 in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Front yard. Minimum front yard for single family uses is 20 feet. No

carports are permitted in the front yard, and the board of adjustment may not grant a special exception to permit carports in the front yard.

(c) Rear yard. Minimum rear yard for single family uses is 10 feet, except that minimum rear yard for single family uses is 20 feet if abutting a residential district.

(d) Density. Maximum dwelling unit density for single family uses is 12 units per acres.

(e) Floor area.

(1) For mixed use development with lodging and residential uses only, maximum floor area ratio is 4.0 for the lodging uses and 3.0 for the residential uses.

(2) For mixed use development with a residential use and a minimum of 20 percent retail uses, maximum floor area ratio is 2.0 for the retail uses and 2.0 for the residential uses.

(3) For multifamily uses not in a mixed use development, maximum floor area ratio is 1.0.

(4) The average of the multifamily dwelling unit floor areas on each building site must be 1,100 square feet.

(f) Height.

(1) Maximum height. Unless further restricted under Paragraph (2), maximum structure height is 102 feet.

(2) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, those structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope or 12 feet above the maximum structure height, whichever is greater.

(g) Lot size. Minimum lot size for single family uses is 2,000 square feet.

(h) Stories.

(1) Maximum number of stories above grade is seven.

(2) For multifamily uses, minimum number of habitable stories above grade is three. (Ord. Nos. 26941; 28761)

SEC. 51P-765.111. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For multifamily uses, at least 75 percent of the required off-street parking must be located within an underground or aboveground parking structure.

(c) Aboveground parking structures must have a facade that is similar in materials and appearance to the facade of the main structure that the parking serves. Openings in the parking structure facade may not exceed 50 percent of the total parking structure facade area, except that breaks in the exterior parking structure facade not exceeding 40 feet in width and used as entrances and exits shall not count towards the calculation of the 50 percent. (Ord. Nos. 26941; 28761)

SEC. 51P-765.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 26941; 28761)

SEC. 51P-765.113. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Except as provided in this subsection, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A, landscaping must be provided as shown on the landscape plan for Subarea A (Exhibit 765C).

(c) Landscaping must be provided as shown on the landscape plan.

(d) Plant materials must be maintained in a healthy, growing condition.
(Ord. Nos. 26941;
28761)

SEC.51P-765.114. SCREENING AND FENCING.

(a) Roof-mounted mechanical equipment must be screened or set back so that it is not visible from a point five-feet, six-inches above grade at the property line. Screening materials must match the facade materials of the building.

(b) Fences may only be located on private property. Fences must be set back a minimum of two feet from a sidewalk that is within a public right-of-way.

(c) For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A, a minimum six-foot-high masonry wall must be provided along the eastern property line as shown on the development plan for Subarea A (Exhibit 765B). (Ord. Nos. 26941; 28761)

SEC. 51P-765.115. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for non- business zoning districts in Article VII.

(b) Except as provided in this section, detached signs:

(1) must be monument signs;

(2) may not exceed six feet in height and 30 square feet in effective area;

(3) must be back-lit; and

(4) must not have a changeable message, have any components that flash, or use LED or video-streaming technology.

(c) For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A:

(1) only one detached, monument sign is permitted as shown on the monument sign plan for Subarea A (Exhibit 765D); and

(2) all attached signage must comply with the signage plan for Subarea A (Exhibit 765E).

(d) Special purpose signs, as defined by Section 51A-7.205(c), are prohibited.

(e) The board of adjustment may not grant a special exception pursuant to Section 51A- 7.703(d)(2) to allow one additional detached sign on a premise. (Ord. Nos. 26941; 28761; 29230)

(f) For a community service center located in Subarea B, a sign must comply with the signage plan in Exhibit 765G. The maximum character height for an attached sign is 54" and 200 square feet in effective area.

SEC 51P-765.116. NOTICE OF APPLICATIONS TO PRIVATE ENTITIES.

A copy of any application for (1) a change in zoning; (2) an approval or amendment of a conceptual plan, development plan, landscape plan, or monument sign plan; (3) a minor amendment; or (4) a variance or special exception must be submitted by certified mail to the designated representative of the Preston Villa Homeowner Association at the address on the city's early notification list simultaneously with the submission to the city. (Ord. Nos. 26941; 28761)

SEC. 51P-765.117. 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) Except as provided in this subsection, the operation of outside speakers is prohibited, except intercoms that are required to operate:

(1) a drive-in;

(2) a drive-through window; or

(3) a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A.

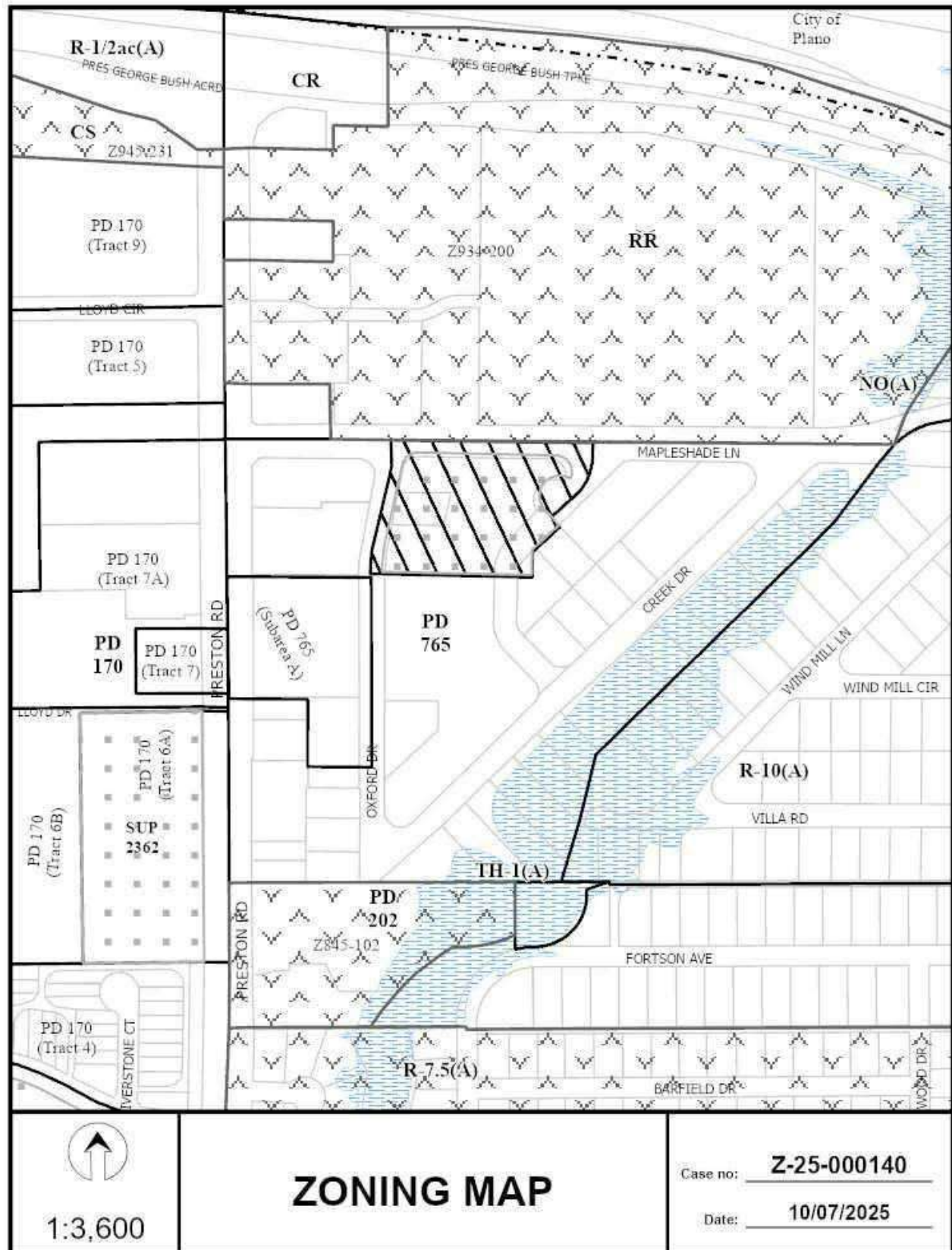
(d) Building facades, excluding doors and windows, must be a minimum of 50 percent standard-size, full-width brick, stone, or a combination of these materials.

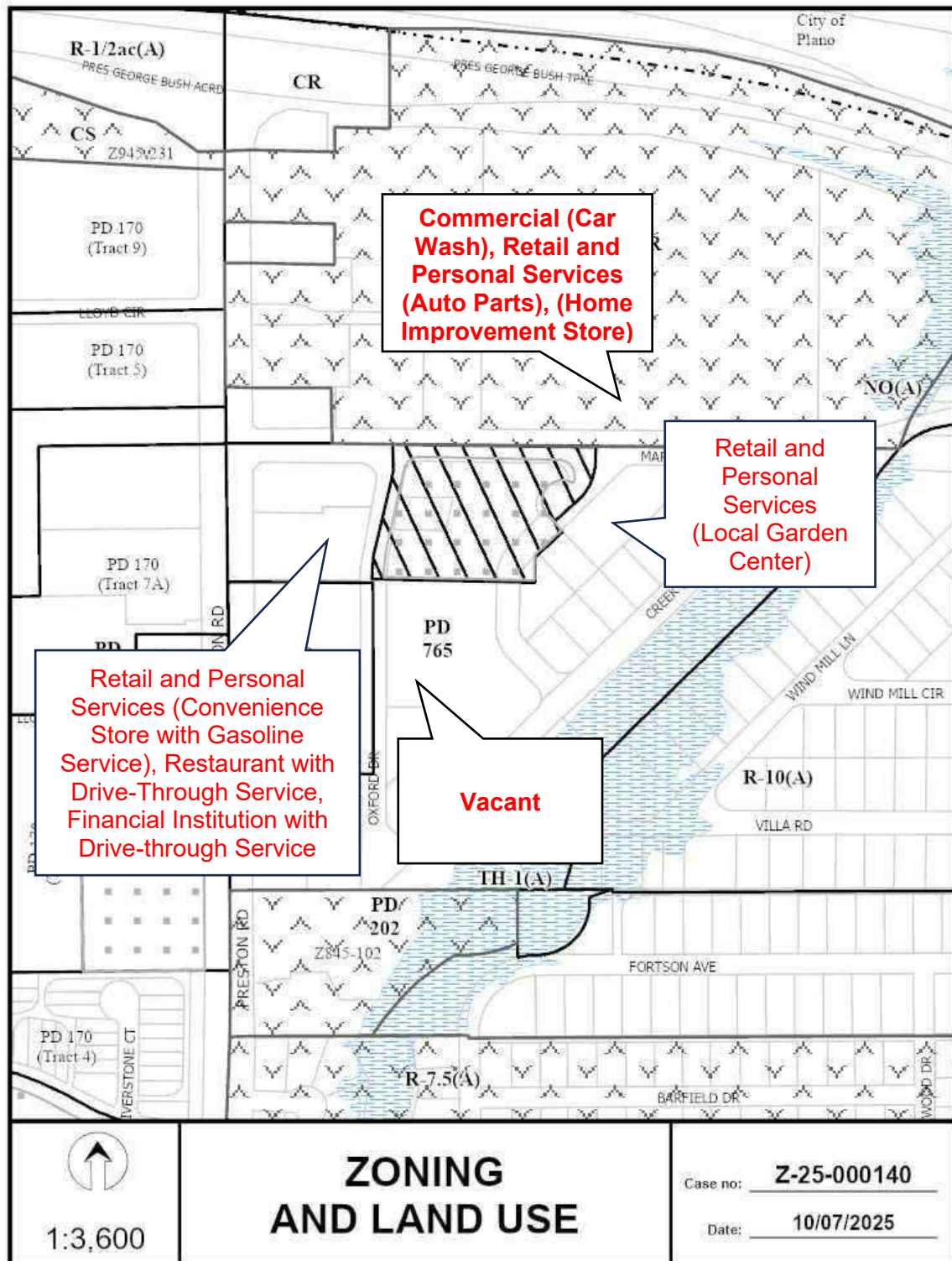
(e) Structures are prohibited within the floodplain. (Ord. Nos. 26941; 28761)

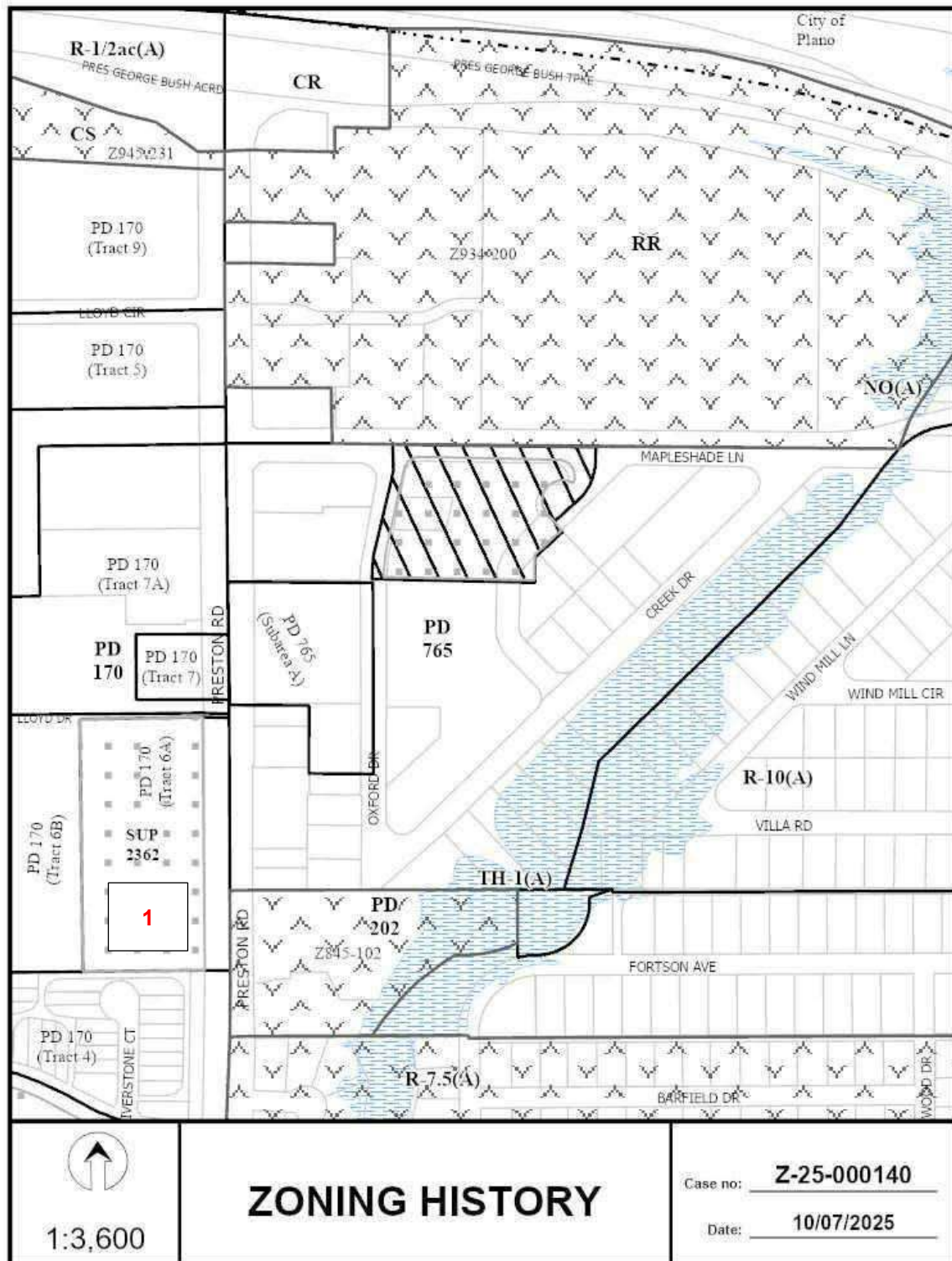
SEC. 51P-765.118. COMPLIANCE WITH CONDITIONS.

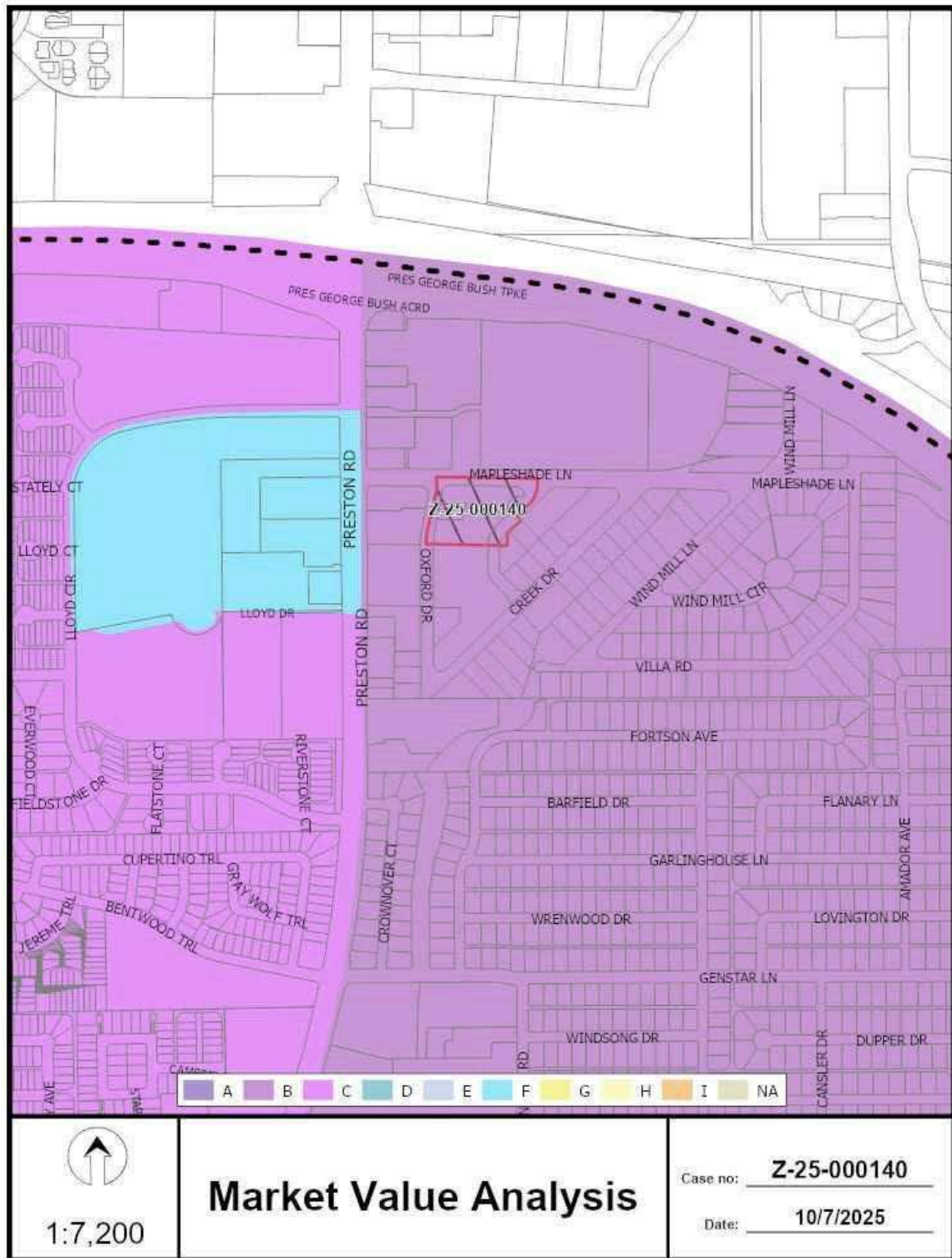
(a) Except as provided in this section, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A, all paved areas and permanent drives must be as shown on the development plan (Exhibit 765B).

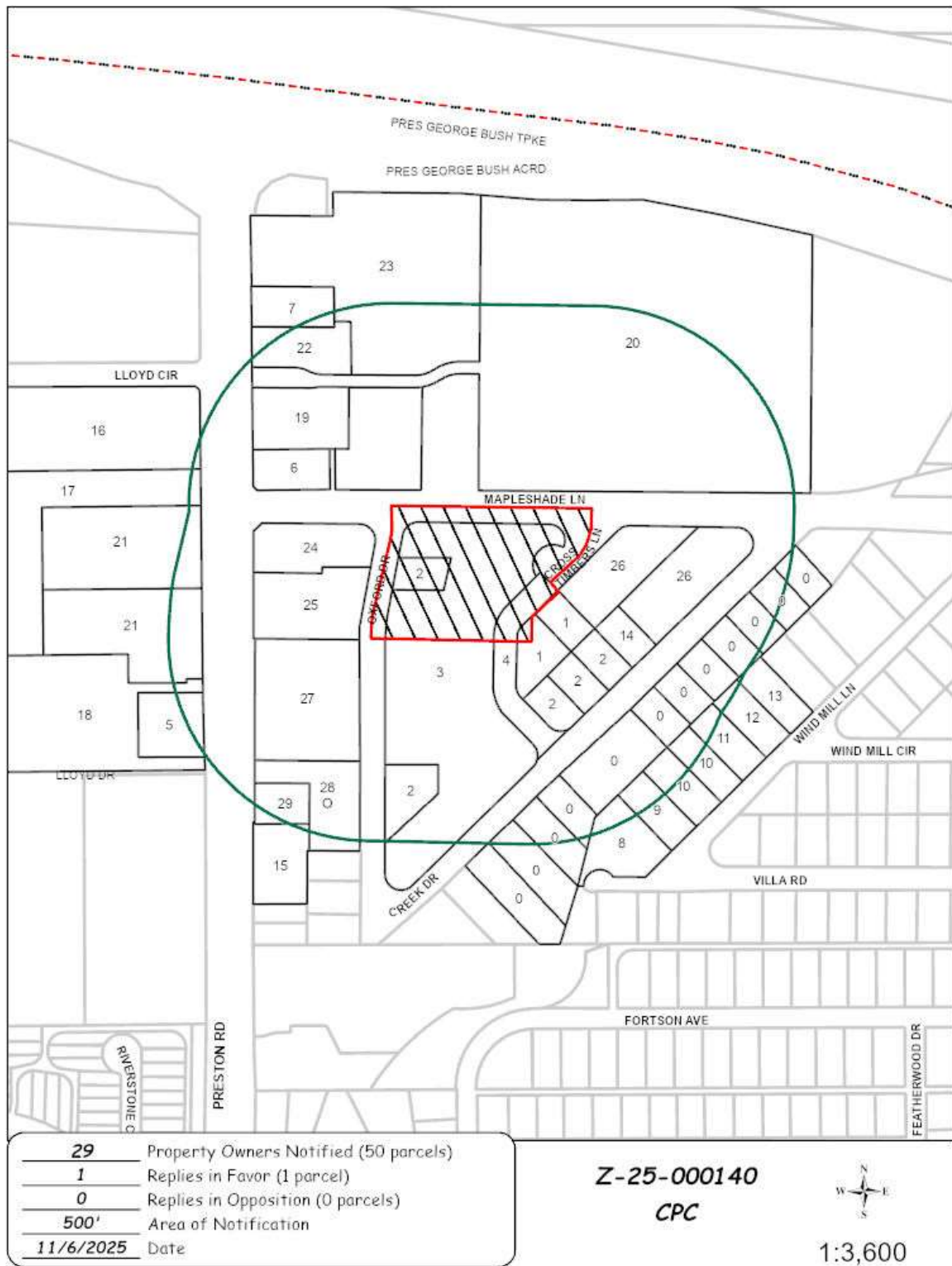
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 26941; 28761)











11/05/2025

Reply List of Property Owners***Z-25-000140******29 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	19102	CROSS TIMBERS LN	PLANO ISD
2	19115	CREEK DR	PLANO INDEPENDENT SCHOOL DIST
3		CREEK DR	PLANO INDEPENDENT SCHOOL DIST
4		CROSS TIMBERS LN	PLANO ISD
5	19109	PRESTON RD	CK NORTH TEXAS D LLC
6	19200	PRESTON RD	19200 PRESTON ROAD REAL ESTATE CO
7	19310	PRESTON RD	NORTH DALLAS FUNERAL GROUP LLC
8	19101	WINDMILL LN	ELLIS JANE ELLEN FAMILY TRUST
9	19103	WINDMILL LN	SANCHEZ LUIS ANTONIO & JEANETTE
10	19105	WINDMILL LN	TYE-KASRAI LESA
11	19109	WINDMILL LN	Taxpayer at
12	19111	WINDMILL LN	BARNETT RANDOLPH &
13	19113	WINDMILL LN	WILSON THOMAS & CRISTINA
14	19117	CREEK DR	MAPLESHADE HOLDINGS LLC
15	18816	PRESTON RD	18810 PRESTON RD N V LP
16	19251	PRESTON RD	S2 LINCOLN CROSSING LP
17	19211	PRESTON RD	EXTRA SPACE PROPERTIES TWO LLC
18	19059	PRESTON RD	INTOWN SUITES NORTH DALLAS LLC
19		PRESTON RD	AVALON PRESTION LLC
20	19210	PRESTON RD	19210 PRESTON RD LLC
21	19177	PRESTON RD	EVANS & WATSON RETAIL LP
22	19304	PRESTON RD	POP HOLDINGS LP
23	19350	PRESTON RD	RYMILL INVESTMENTS LLC
24	19176	PRESTON RD	COMERICA BANK
25	19160	PRESTON RD	POLLO SQUARE PARTNERS LLC
26	19125	CREEK DR	WILSON FARM AND LAND HOLDINGS

Z-25-000140

11/05/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	19020 PRESTON RD	PRESTON ROAD QT LLC
O	28		R&F PARTNERS LTD &
	29	19008 PRESTON RD	PRESTON ROAD QT LLC &