

FILE NUMBER: Z234-206(WK) **DATE FILED:** April 11, 2024

LOCATION: Southeast corner of Harvest Hill Road and Noel Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 9.089 acres **CENSUS TRACT:** 48113009604

REPRESENTATIVE: Jim Dewey, Jr., JDJR Engineers & Consultants, Inc.

OWNER: Sterling Acquisition, LLC

APPLICANT: CR Capital

REQUEST: An application for an amendment to Planned Development District No. 411.

SUMMARY: The purpose of the request is to allow for a building expansion.

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

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

BACKGROUND INFORMATION:

- The area of request is within PD No. 411.
- The request is for an amendment to the PD to reduce the side and rear setbacks for interior lot lines from 25 feet to 10 feet.
- The lot has frontage on Harvest Hill Road and Noel Road.

Zoning History:

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

1. **Z201-293:** On January 12, 2022, City Council approved an application for the termination of deed restrictions [Z789-149] on property zoned an MU-3 Mixed Use District on the southeast corner of Lyndon B. Johnson Freeway and Dallas North Tollway.
2. **Z223-305:** On June 26, 2024, City Council approved a Planned Development District for MU-2 Mixed Use District uses on property zoned a GO(A) General Office District on the south line of LBJ Freeway, between Noel Road and Montfort Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harvest Hill Road	Community Collector	60 feet
Noel Road	Local Street	-

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 review of engineering plans at permitting to comply with city standards.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PD 411	Nursing and Healthcare Facility
North	MF-1(A)	Multifamily
East	MF-1(A)	Multifamily
South	PD 50	Single family
West	NO(A)	Office

Land Use Compatibility:

The request site is within PD No. 411 and is currently occupied with a retirement and nursing facility. Other uses surrounding the area of request include multifamily to the north and east, single family to the south, and office to the west.

The purpose of the request is to allow the sale of the healthcare portion of the facility, located on the southeast corner of the site. The sale will result in a small building expansion on the site which will house the facility's laundry and kitchen facilities. The proposed amendment to the PD conditions regarding side and rear setbacks along interior lot lines will facilitate this building expansion. This request is compatible with the existing use on the site and surrounding uses in the area.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in PD No. 411.

Parking:

There no changes proposed to the existing parking requirements of PD No. 411. The proposed amendment to the PD conditions will not impact parking on the site.

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

Z234-206(WK)

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 currently in an “D” MVA area that extends to the south, east, and west. North of the request area across Harvest Hill Road is an “I” MVA cluster. Further to the east and west are “C” MVA clusters.

**CPC ACTION
JULY 25, 2024**

Motion: It was moved to recommend **approval** of an application for an amendment to Planned Development District No. 411, subject to amended development plan and amended conditions, on the southeast corner of Harvest Hill Road and Noel Road.

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

For: 14 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Eppler, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Notices: Area: 500 Mailed: 151
Replies: For: 4 Against: 5

Speakers: For: None
For (Did not speak): Jim Dewey, 2500 Texas Dr., Irving, TX 75062
Alex Stein, 7509 Inwood Rd. Dallas, TX 75209

Against: None

**CPC RECOMMENDED
PROPOSED CONDITIONS**

ARTICLE 411.

PD 411.

SEC. 51P-411.101. LEGISLATIVE HISTORY.

PD 411 was established by Ordinance No. 22325, passed by the Dallas City Council on February 8, 1995. Ordinance No. 22325 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22325; 26042)

SEC. 51P-411.102. PROPERTY LOCATION AND SIZE.

PD 411 is established on property generally located at the southeast corner of Harvest Hill Road and Noel Road. The size of PD 411 is approximately 9.1225 acres. (Ord. Nos. 22325; 26042)

SEC. 51P-411.103. 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. (Ord. 26042)

SEC. 51P-411.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 411A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control. (Ord. Nos. 22325; 26042)

SEC. 51P-411.105. MAIN USES PERMITTED.

(a) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility. *[Subject to the limited use regulations contained in Section 51A-4.218 and further limited to a maximum floor area of 4,000 square feet.]*

-- College, university, or seminary. *[Subject to the limited use regulations contained in Section 51A-4.218 and further limited to a maximum floor area of 7,000 square feet.]*

-- Convalescent and nursing homes, hospice care, and related institutions.

-- Hospital. *[SUP]*

(b) Office uses.

-- Medical clinic or ambulatory surgical center. *[Limited to a maximum floor area of 15,000 square feet.]*

Z234-206(WK)

(c) Residential uses.

- Retirement housing. *[Limited to a maximum floor area of 250,000 square feet.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

(Ord. Nos. 22325; 26042)

SEC. 51P-411.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 22325; 26042)

SEC. 51P-411.107. DEVELOPMENT STANDARDS.

(a) Front yard. Minimum front yard setback is 25 feet. Parking is allowed within the front yard setback.

(b) Side and rear yard. Minimum side and rear yard setback is 25 feet. **Minimum side and rear setback for interior lot lines is 10 feet.** Parking is allowed within the side and rear setback.

(c) Density. For a retirement housing use, a maximum of 275 dwelling units or suites are allowed. For a convalescent and nursing homes, hospice care, and related institutions use a maximum of 150 dwelling units or suites, with no more than 150 beds, are allowed.

(d) Floor area. Maximum floor area for all uses combined is 300,000 square feet.

(e) Height. Maximum height for any structure is 48 feet.

(f) Lot coverage. Maximum lot coverage is 40 percent, excluding surface parking lots.

(g) Stories. Maximum number of stories for any structure is three. (Ord. Nos. 22325; 26042)

SEC. 51P-411.108. OFF-STREET PARKING AND LOADING.

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

(b) Off-street parking and loading must be provided in the location shown on the development plan.

(c) Controlled access gates, as shown on the development plan, must be installed and operational prior to the issuance of a certificate of occupancy for any medical clinic or ambulatory surgical center use. (Ord. Nos. 22325; 26042)

SEC. 51P-411.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22235; 26042)

SEC. 51P-411.110. LANDSCAPING.

Landscaping must be provided as shown on the development plan. Landscaping must be installed within six months after the issuance of a certificate of occupancy. Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22325; 26042)

SEC. 51P-411.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22325; 26042)

SEC. 51P-411.112. ADDITIONAL PROVISIONS.

(a) The entire 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. (Ord. Nos. 22325; 26042)

SEC. 51P-411.113. PAVING.

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. (Ord. Nos. 22325; 26042)

SEC. 51P-411.114. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD 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. 22325; 26042)

SEC. 51P-411.115. ZONING MAP.

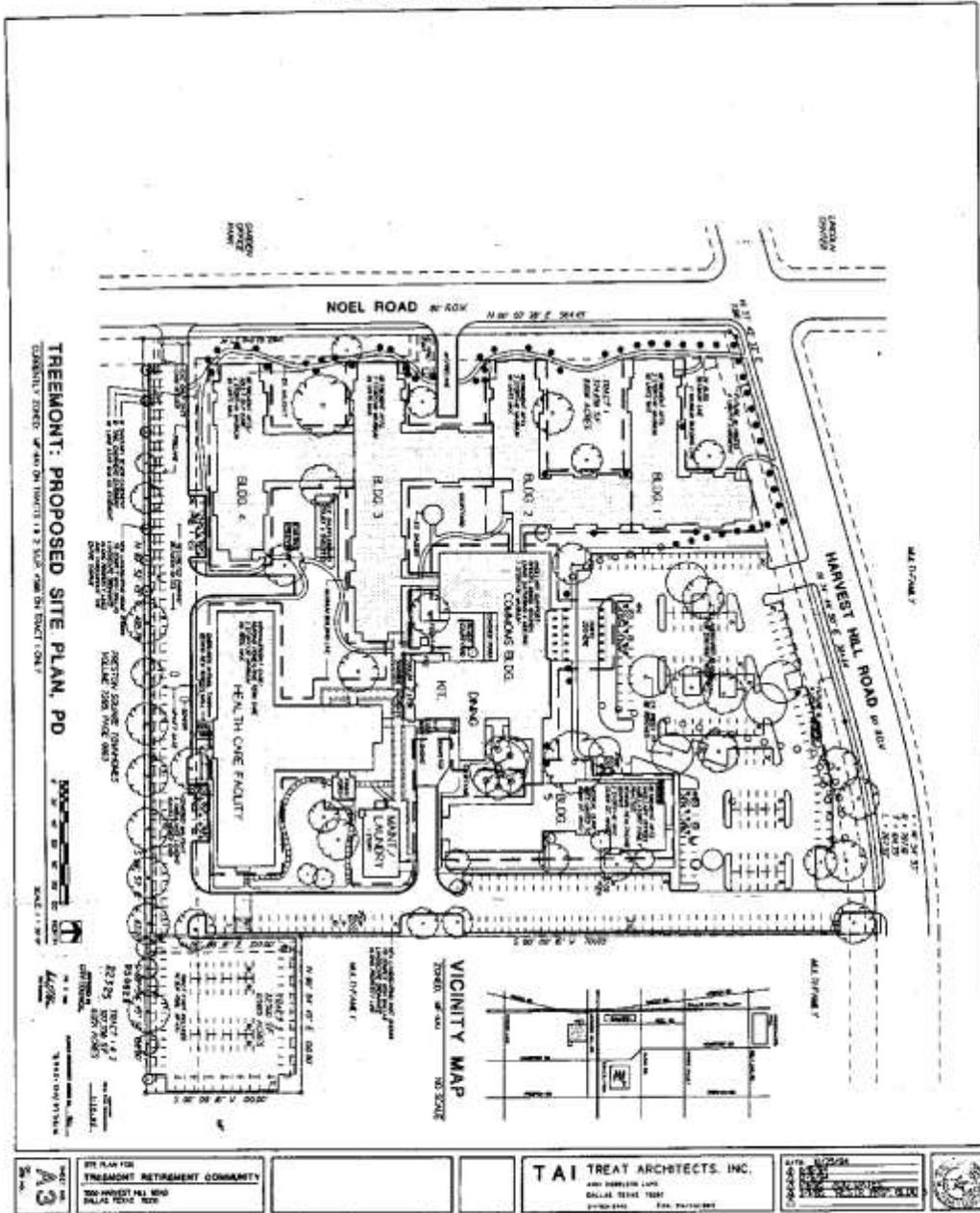
PD 411 is located on Zoning Map No. D-7. (Ord. Nos. 22325; 26042)

EXISTING DEVELOPMENT PLAN (EXHIBIT 411A)

26042

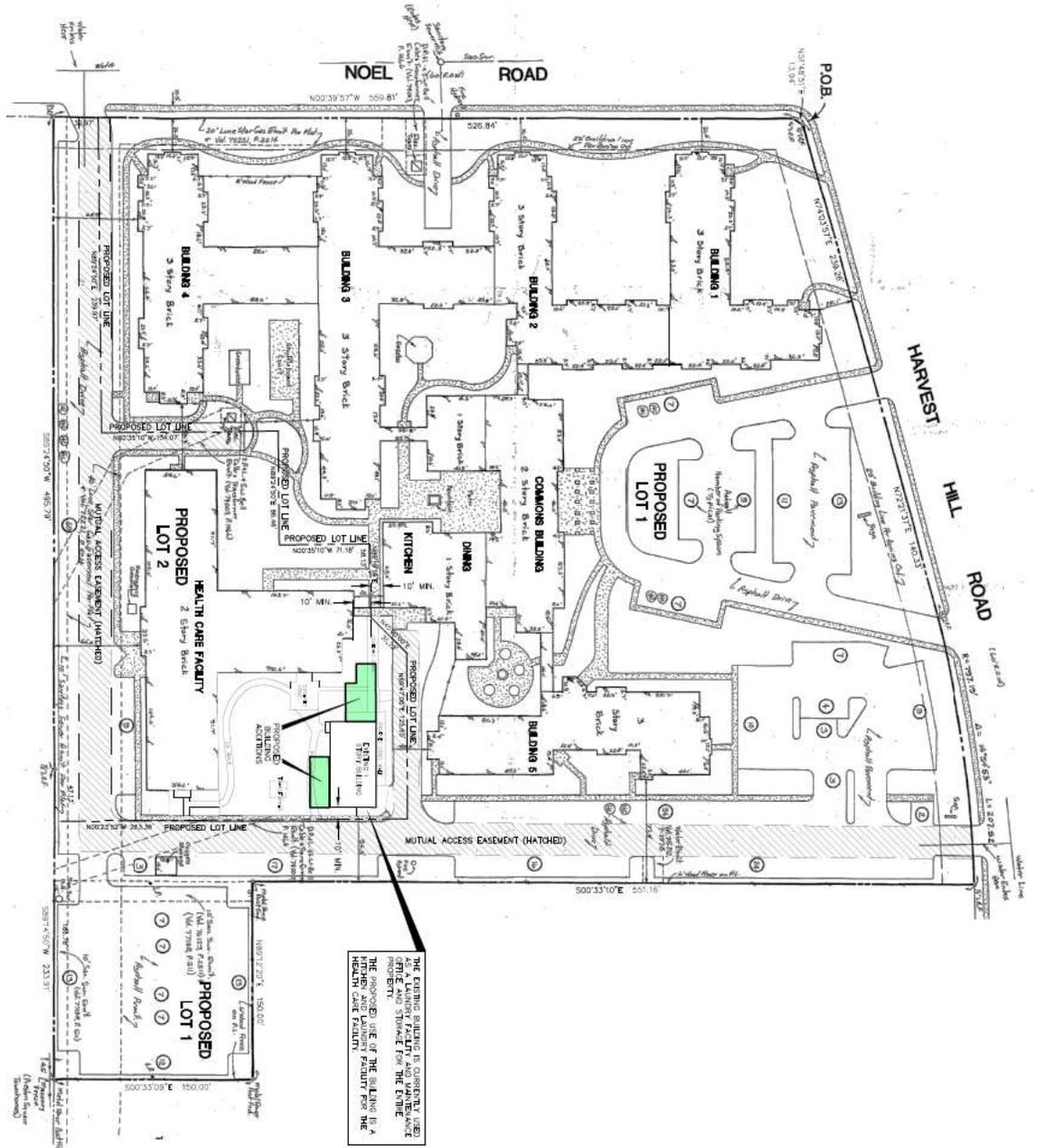
051968

EXHIBIT 411A



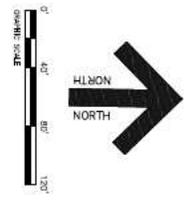
TREMONT: PROPOSED SITE PLAN, PD
 COMMUNITY ZONE: 40-40-00-100-1-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2

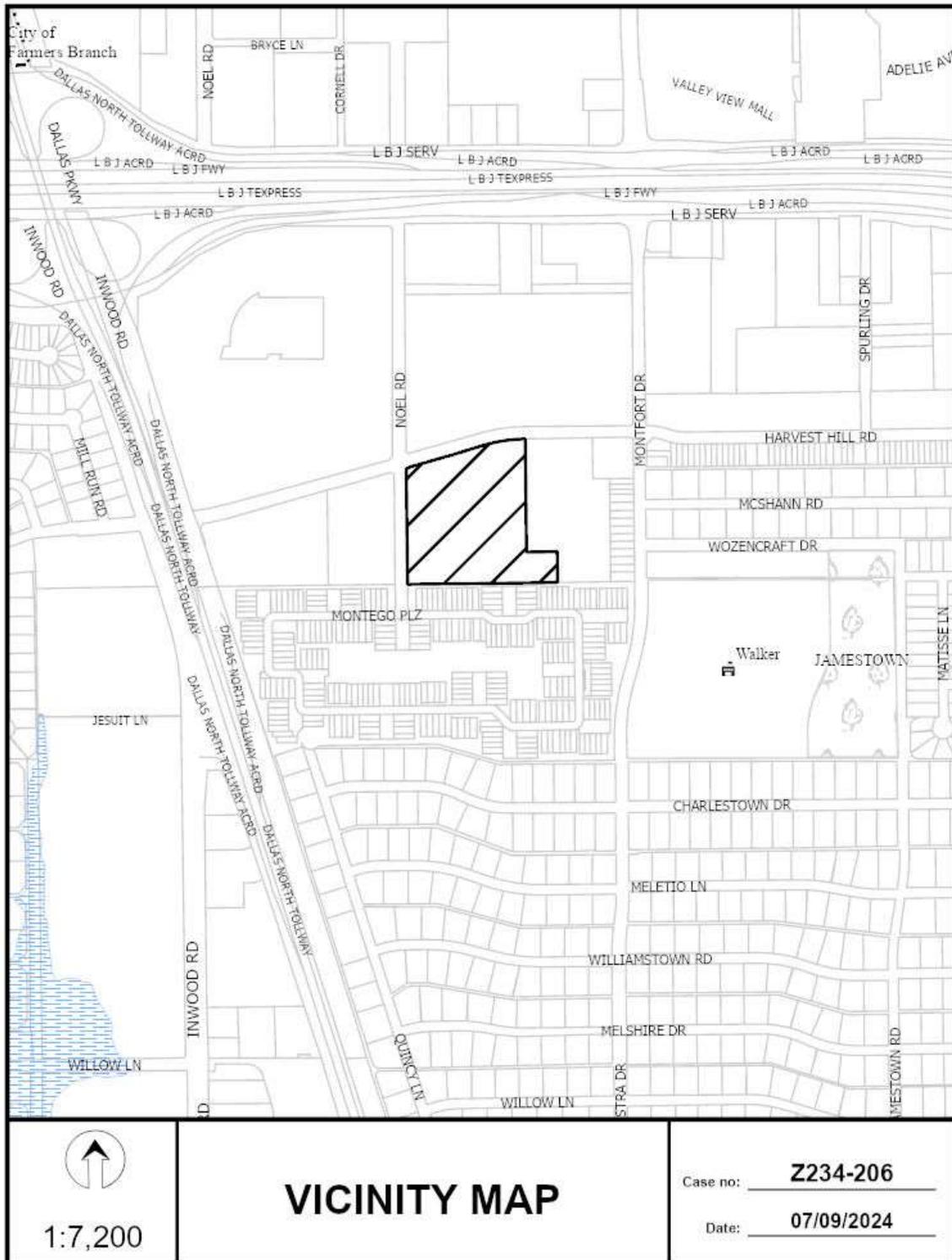
CPC RECOMMENDED AMENDED DEVELOPMENT PLAN (EXHIBIT 411A) – ENLARGED



THE ENTIRE BUILDING IS CURRENTLY USED AS A LAUNDRY FACILITY AND MAINTENANCE SHEDS AND STORAGE FOR THE ENTIRE HEALTH CARE FACILITY. THE PROPOSED USE OF THE BUILDING IS A KITCHEN AND LAUNDRY FACILITY FOR THE HEALTH CARE FACILITY.

- DEVELOPMENT STANDARDS
1. FRONT YARD MINIMUM FRONT YARD SETBACK
 2. SIDE AND REAR YARD SETBACK
 3. MINIMUM FRONT YARD SETBACK FOR A ONE- AND TWO-STORY RESIDENTIAL USE
 4. SIDE AND REAR YARD SETBACK FOR A ONE- AND TWO-STORY RESIDENTIAL USE
 5. HEIGHT RESTRICTIONS
 6. LOT COVERAGE MAXIMUM
 7. SIGNAGE RESTRICTIONS
- PURPOSE OF THE MAP: THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED DEVELOPMENT FOR THE INTERIOR LOT.

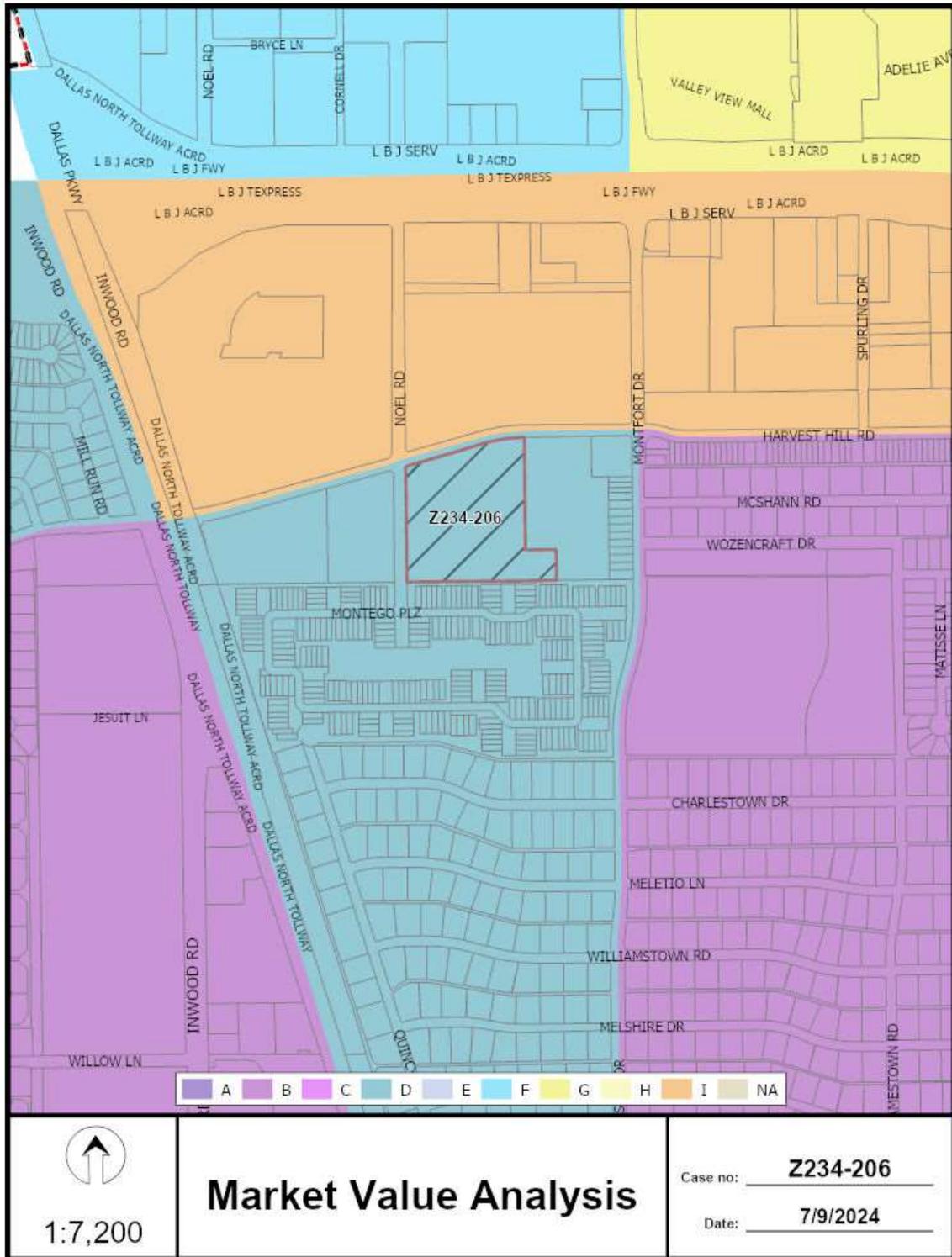












CPC RESPONSES



07/24/2024

Reply List of Property Owners***Z234-206******151 Property Owners Notified******4 Property Owners in Favor******5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5550	HARVEST HILL RD	STERLING ACQUISITION CORP
2	5550	HARVEST HILL RD	5550 HARVEST HILL RD PROPCO LP
3	12532	NUESTRA DR	Dallas ISD
4	900001	NO NAME ST	PRESTON SQUARE INC
5	12203	MONTEGO PLAZA	VICK MARY ANN
6	12205	MONTEGO PLAZA	HEALY JOHN
7	12207	MONTEGO PLAZA	URIE KAREN E
8	12209	MONTEGO PLAZA	COLLINS SUSAN A
9	12211	MONTEGO PLAZA	WHITE ASHLEY B
10	12215	MONTEGO PLAZA	CADIGAN JOHN J IV
11	12217	MONTEGO PLAZA	MALHAS DURAUD
12	12219	MONTEGO PLAZA	DAVIS DIANNE
13	12221	MONTEGO PLAZA	KANE DEBORAH ANN
14	12223	MONTEGO PLAZA	PATTERSON PEGGY E
15	12225	MONTEGO PLAZA	ALLEN ELEANOR
16	12231	MONTEGO PLAZA	LEE JOHN W &
17	12233	MONTEGO PLAZA	Taxpayer at
18	12235	MONTEGO PLAZA	TEHAN PATRICK H
19	12237	MONTEGO PLAZA	HADSELL JERRI ANNE
20	12243	MONTEGO PLAZA	YOUNG JAMES L
21	12245	MONTEGO PLAZA	BLAIR PROPERTY HOLDINGS SERIES
22	12247	MONTEGO PLAZA	LAVENDER MARY S
23	12249	MONTEGO PLAZA	KORRUB RONALD MICHAEL &
24	12251	MONTEGO PLAZA	BOYCE GEORGE ALLEN & JODI
25	12253	MONTEGO PLAZA	SUMNER BOBBYE
26	12255	MONTEGO PLAZA	WUNDERLICK JOSEPH THOMAS

07/24/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	12257 MONTEGO PLAZA	PERKINS FAMILY TRUST A
	28	12259 MONTEGO PLAZA	PAPPAS ANTIGONI
	29	12261 MONTEGO PLAZA	MOERSHELL MARIE
	30	12263 MONTEGO PLAZA	WHITEHURST MARY EVELYN
	31	12265 MONTEGO PLAZA	MCCOY DONNY G & MELISSA A
	32	12267 MONTEGO PLAZA	CAVITT CAROL H
	33	12271 MONTEGO PLAZA	PIZITZ SHERI L
	34	12273 MONTEGO PLAZA	PUMPELLY WILFRED C
	35	12275 MONTEGO PLAZA	TIGNOR REVOCABLE TRUST
	36	12277 MONTEGO PLAZA	THOMPSON EVELYN CORINNE B
	37	12279 MONTEGO PLAZA	FOGEL MELANIE GOLDSTEIN
	38	12301 MONTEGO PLAZA	MOORE VIRGINIA W
O	39	12305 MONTEGO PLAZA	ARNETT SUSAN C
	40	12309 MONTEGO PLAZA	SMITH AMY CURRAN
	41	12311 MONTEGO PLAZA	JOHNSON DELIA ALICE LEE
	42	12315 MONTEGO PLAZA	TRISTAN RICHARD M & LINDA
	43	12317 MONTEGO PLAZA	MCCOOL LESLIE PICKERING
	44	12319 MONTEGO PLAZA	PAGEL MARCIE JUNE
	45	12321 MONTEGO PLAZA	TOBOLOWSKY PEGGY MARIE
X	46	12323 MONTEGO PLAZA	DIBBERN MARY ELIZABETH WILSON
	47	12327 MONTEGO PLAZA	JOSEPHSON SCOTT R
O	48	12329 MONTEGO PLAZA	THOMPSON CHARLENE
	49	12331 MONTEGO PLAZA	ROSENBAUM FRANKLIN &
X	50	12333 MONTEGO PLAZA	RANEY BRIDGET G
	51	12571 MONTEGO PLAZA	CARRANCEJIE ANNE
	52	12573 MONTEGO PLAZA	SOWA MARK PAUL &
	53	12575 MONTEGO PLAZA	WEBBER CAROLYN S
	54	12587 MONTEGO PLAZA	WILLIAMS MARI
	55	12589 MONTEGO PLAZA	HUGHES ANNE
	56	12591 MONTEGO PLAZA	HAGY LAUREN
	57	12593 MONTEGO PLAZA	GRIM JAMES &

07/24/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	12595 MONTEGO PLAZA	SHREVE SHIRLEY J
	59	12597 MONTEGO PLAZA	BEENE ALLEN
	60	900001 NO NAME ST	PRESTON SQUARE INC
	61	12202 MONTEGO PLAZA	HADEN MARGARET M
	62	12204 MONTEGO PLAZA	GHOST TREE LLC
	63	12206 MONTEGO PLAZA	REGINA GEORGE & ASSOCIATES LLC
	64	12208 MONTEGO PLAZA	HUNTER DONNA S
	65	12210 MONTEGO PLAZA	BERMAN CHERYL
	66	12212 MONTEGO PLAZA	LATHAM ANNETTE
	67	12214 MONTEGO PLAZA	ODDO MARTHA
	68	12216 MONTEGO PLAZA	TEST DAVID
	69	12218 MONTEGO PLAZA	BREIER PAMELA E
	70	12220 MONTEGO PLAZA	THOMAS KATHLEEN A &
	71	12222 MONTEGO PLAZA	GRUBER TERESA DARGAN
	72	12224 MONTEGO PLAZA	LEAMAN MELISSA
	73	12226 MONTEGO PLAZA	Taxpayer at
	74	12228 MONTEGO PLAZA	12228 MONTEGO PLAZA LLC
	75	12230 MONTEGO PLAZA	HENNESSY JAMES &
	76	12232 MONTEGO PLAZA	MCCARTAN KYLE
	77	12234 MONTEGO PLAZA	NGUYEN AMANDA K
	78	12236 MONTEGO PLAZA	FRANCO MELISSA
	79	12238 MONTEGO PLAZA	TORELL WILLIAM & NANCY
	80	12240 MONTEGO PLAZA	SLUSSER HELEN
	81	12242 MONTEGO PLAZA	WENDORF DENVER F JR EST OF
	82	12244 MONTEGO PLAZA	MILLOT JOAN M
	83	12246 MONTEGO PLAZA	CASABURRI CAROL
	84	12248 MONTEGO PLAZA	Taxpayer at
	85	12250 MONTEGO PLAZA	CHRISTIAN PATRICIA & LARRY D
	86	12252 MONTEGO PLAZA	HAYWARD FRANK EARL III
	87	12254 MONTEGO PLAZA	GEHAN KARA & PETER
X	88	12334 MONTEGO PLAZA	RAMZY DAVID F &

07/24/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	12332 MONTEGO PLAZA	SEEBERGER RUDOLPH G TR
	90	12330 MONTEGO PLAZA	TEHAN RESIDENCE TRUST THE
	91	12328 MONTEGO PLAZA	WHALEY ANDREW L
	92	12326 MONTEGO PLAZA	OLTROGGE EUGENE M &
	93	12324 MONTEGO PLAZA	GRUEN ALYSSA
X	94	12340 MONTEGO PLAZA	FOLMNSBEE CATHY & GARY LIVING TR
	95	12342 MONTEGO PLAZA	MARTTER THERESA
	96	12344 MONTEGO PLAZA	SIMS ALEC C &
	97	12346 MONTEGO PLAZA	CATES MARY ANGELA
	98	12348 MONTEGO PLAZA	GUSE MATTHEW ALLEN & SHANNON
	99	12408 MONTEGO PLAZA	ISRAEL JOSHUA
	100	12410 MONTEGO PLAZA	THOMASON LAIREN & CULLEN
	101	12412 MONTEGO PLAZA	ANDERSON CHARLES W
	102	12418 MONTEGO PLAZA	VELVIN BENJAMIN DREW III
	103	12420 MONTEGO PLAZA	YANKOVICH KATHERINE
	104	12422 MONTEGO PLAZA	RILEY JANET TOMASO
	105	12430 MONTEGO PLAZA	OBRIEN SANDRA S
	106	12432 MONTEGO PLAZA	CORELY RENEE H
	107	12434 MONTEGO PLAZA	JENNINGS MELISSA
	108	12436 MONTEGO PLAZA	OCAMPO JUAN D & LISA G
	109	12438 MONTEGO PLAZA	ROUNTREE GRADY L TR
	110	12440 MONTEGO PLAZA	FRAZER STEWART & CHRISTY
	111	12442 MONTEGO PLAZA	BAGLEY TIM J &
	112	12444 MONTEGO PLAZA	TALKINGTON MARK M &
	113	12446 MONTEGO PLAZA	NEUHOFF LINDA MARIE
	114	12482 MONTEGO PLAZA	MAYRATH MARTIN N
	115	12564 MONTEGO PLAZA	THOMPSON BARB & MARK
	116	12566 MONTEGO PLAZA	REULER SHARON
	117	12568 MONTEGO PLAZA	BYERS BARBARA M TR
	118	12570 MONTEGO PLAZA	WRIGHT BRANDT CAMERON &
	119	12572 MONTEGO PLAZA	FUSCO SUZANNE M & ANIELLO

07/24/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	12574 MONTEGO PLAZA	FUSCO ANIELLO & SUZANNE M
	121	12576 MONTEGO PLAZA	MORRIS JOSEPH B & CLARE S
	122	12578 MONTEGO PLAZA	LEVINE ELAINE SUE
	123	12580 MONTEGO PLAZA	OCONNOR DANIEL C
O	124	12582 MONTEGO PLAZA	MANION CAMILLE
	125	12590 MONTEGO PLAZA	YAP TUAN HOWE
	126	12592 MONTEGO PLAZA	COLLINS JAMES GEORGE
	127	12598 MONTEGO PLAZA	HARRIS NICOLA
	128	5608 MCSHANN RD	CHEN EDDIE
	129	5607 MCSHANN RD	CASEY ZELMA PHILLIPS ET AL
	130	5575 HARVEST HILL RD	PLAZA HILL INVESTORS LP
	131	12607 MONTFORT DR	ASHLEY DAVID &
	132	5580 HARVEST HILL RD	WESTDALE TWO CITIES PARTNERS LP
	133	12709 MONTFORT DR	ROZELL MARTHA J
O	134	12707 MONTFORT DR	MORENO JUAN C
	135	12705 MONTFORT DR	TOLNAY SHAUN
	136	12703 MONTFORT DR	MARSHALL JUDITH A
	137	12701 MONTFORT DR	WARBURTON SARAH E &
	138	12623 MONTFORT DR	SINZINGER RICHARD A
	139	12621 MONTFORT DR	BERT ELLIS L & ALLYNE
	140	12619 MONTFORT DR	SAIDA YOSSI & MICHAL
	141	12617 MONTFORT DR	YOUNG JUDITH C
	142	12615 MONTFORT DR	VARELA JOSE LUIS
	143	12613 MONTFORT DR	JAGARLAPUDI PRASHANT &
	144	12611 MONTFORT DR	SAIDA YOSSI & MICHAL
	145	5310 HARVEST HILL RD	BPRE TOLL HILL HOLDINGS LP
	146	12577 MONTEGO PLAZA	BRANCH RUDOLPH E
	147	12583 MONTEGO PLAZA	Taxpayer at
	148	12585 MONTEGO PLAZA	MEYERS ELIA
X	149	12594 MONTEGO PLAZA	INGELS SHERRY H REVOCABLE
	150	12596 MONTEGO PLAZA	Taxpayer at
	151	5400 LBJ FWY	TEACHERS INSURANCE AND