

FILE NUMBER: Z212-302(MP)

DATE FILED: July 15, 2022

LOCATION: On the north line of Stults Road between Boundbrook Avenue and Clearwater Drive

COUNCIL DISTRICT: 10

SIZE OF REQUEST: 57.078 acres

CENSUS TRACT: 0078.05

APPLICANT: Day 1 Academies / Will Weiner

REPRESENTATIVE: Jackson Walker LLP / Suzan Kedron

OWNER: Presbyterian Village North, Inc

REQUEST: An application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center.

SUMMARY: The purpose of the request is to allow the use of an early childhood education center within an existing building within the existing facility [Presbyterian Village North].

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, a revised Subarea B development plan, and revised conditions.

PREVIOUS CPC ACTION: At the December 15, 2022 hearing, the City Plan Commission moved to hold the case under advisement to the January 5, 2023 hearing.

PLANNED DEVELOPMENT DISTRICT NO. 456

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=456>

BACKGROUND INFORMATION:

- On October 9, 1996, City Council approved Planned Development District No. 456, primarily for the development of a retirement and nursing housing development with supporting facilities. The PD was subsequently amended once.
- The main uses permitted within the PD are adult day care facility, convalescent and nursing homes, hospice care, and related institutions, and retirement housing. These are also the current uses developed on site.
- The applicant is requesting to modify Subarea B to define and allow the use of an “Early Childhood Education Facility”.
- The proposed PD provisions state that “EARLY CHILDHOOD EDUCATION CENTER means an educational facility consisting of no more than eight (8) classrooms and with ancillary office, educational, and outdoor areas, that offers educational programming for children ages 3-6 years old, and which may be licensed as a child-care facility in the State of Texas.”
- Since the previous hearing, the applicant has clarified the definition the use to clarify that the early childhood education facility may include up to 8 classrooms, rather than only 8 classrooms.

Zoning History:

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

1. **Z201-311:** On March 9, 2022, City Council approved an application for an amendment to Planned Development District No. 393, located on the northwest corner of Greenville Avenue and Old Greenville Road.
2. **Z201-193:** On July 15, 2021, the City Plan Commission recommended denial without prejudice, for an application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District located at the southwest corner of Forest Lane and Stults Road.
3. **Z190-198:** On October 28, 2020, the City Council approved an application for a Specific Use Permit for child-care facility and community service center uses on property zoned an R-10(A) Single Family District, located on the northwest corner of Shepherd Road and Stults Road.
4. **Z189-121:** On September 11, 2019, the City Council approved an application for 1) an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, and 2) the termination of Specific Use Permit No. 742 for a nursing home use on property zoned a CR Community Retail District with Specific Use Permit No. 742, located on the north line of Forest Lane west

of the intersection of Greenville Road and Forest Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing
Stults Road	Local	70'
Skyline Drive	Local	60'

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 ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which 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 DEVELOPMENT PRIORITIES

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.3 Review and improve regulatory strategies and tools to achieve the Vision.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Area Plans:

DISTRICT 10 STRATEGIC PLAN (2006)

Located in Northeast Dallas, north of White Rock Lake and south of Interstate 635 (LBJ), Council District 10 is an attractive area known for distinct neighborhoods, respected schools, rolling terrain, the White Rock Creek Greenbelt, and mature trees. The area’s access to Interstate 635, U.S. Highway 75, and DART light rail makes it a popular residential community providing neighborhoods with suburban character and in-town convenience. Historically developed as a residential community with supportive commercial, the area now includes a mixture of land uses including residential, industrial, office, and commercial.

The area of request is not located within one of the identified focus areas of the plan, but does call for the implementation of the area plan’s community vision strategies and the overall *forwardDallas!* Comprehensive Plan policies. The applicant’s proposed request forwards city policy as it accommodates a potential community facility in an underutilized portion of property within walking distance of built-out residential communities and DART stations.

Goal 2: Support Development that Promotes the Community Vision

- Support land use and zoning compatible with the vision
- Direct higher density development to areas in proximity to DART light rail stations
- Encourage mixed use commercial development to reduce isolation of commercial uses from residential uses

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 456 Subarea B	Retirement Housing, Medical Clinic

North	Planned Development District No. 456 Subarea C, R-7.5(A) Single Family	Single Family, Retirement Housing
East	Planned Development District No. 456 Subarea D, R-10(A) Single Family	Single Family
South	Planned Development District No. 501, R-10(A) Single Family	Public School, Single Family
West	Planned Development District No. 456 Subarea C Subarea A	Retirement Housing / Single Family

Land Use Compatibility:

The property is currently located within Subarea B of Planned Development District No. 456, which currently allows three main uses and several accessory supporting uses. These include adult day care facility; convalescent and nursing homes, hospice care, and related institutions; and retirement housing.

Properties to the north of the site are built out as single-family homes and additional retirement housing and nursing facilities within PD 456 Subareas C and E. Properties to the east of the area of request are built out as single-family homes and additional retirement housing and nursing facilities within PD 456 Subareas C and D. Across Stults Road to the south are single family homes and a public elementary school. There is one parcel located north of Stults Road, surrounded by PD 456, zoned R-10(A) and built out as a single-family home. The conceptual plan includes specific, additional buffering for the perimeter of this parcel.

The proposed early childhood education center would be defined within the PD as an educational facility consisting of eight (8) classrooms and with ancillary office, educational, and outdoor areas, that offers educational programming for children ages 3-6 years old, and which may be licensed as a child-care facility in the State of Texas. This use shall conform to the same off-street parking and loading requirements of a Child-Care Facility. Typically, pre-schooling with a degree of childcare outside of school hours would

fall under the child-care facility use. The applicant has requested the proposed use definition to limit the use in scope to the applicant intended operations.

The only proposed changes to the development and conceptual plans are intended to add the new use to the table of uses. The applicant has stated they plan to occupy a 15,000 square foot maximum portion of the building labelled “Existing skilled nursing special care” on the development plan. The proposed amendment to the PD conditions and plans should allow the applicant to occupy an existing building in a way that functions compatibly with the remainder of the facility and the surrounding area.

The applicant’s proposed definition of the use serves to limit the impact of the use in terms of potential traffic generated and scope of activity. The most similar land use in the base code would be a child-care facility, which can include some degree of educational activities, but the applicant’s definition puts a voluntary limit on classroom size that would not exist under a base-code child-care facility use. The specific definition also captures the intended use where child-care facility would not, as child-care facility includes instruction of children up to 14 years of age which could require a larger scope in terms of educational facilities and circulation accommodation. Despite these limits, the change to the Subarea represents a move away from a single-use zoning designation which reflects city policy of more flexible and dynamic zoning.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Height	FAR	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing PD 456 Subarea B	Per Conceptual Plan: 100' 25' Landscape	Per Conceptual Plan: 10'	55' / 36'	0.5	25%	Adult day care facility Convalescent and nursing homes, hospice care, and related institutions Retirement housing Early Childhood Education Center

The applicant does not propose changes to the yard, lot, and space standards, as the proposed use will occupy an existing building, built in compliance with the established standards.

Parking:

The proposed development is required to provide parking in accordance with Chapter 51A. The PD states the use will require parking as required of a child-care facility use, which is one space per 500 square feet of floor area. The proposed use would occupy no more than 15,000 square feet, and as such would require up to 30 spaces maximum. Overall, the Subarea provides 599 parking spaces and the applicant has confirmed the site has sufficient parking to receive a certificate of occupancy for this use, with consideration of the total allotment of parking for the subarea's various uses.

Landscaping:

Landscaping on the property must be provided in accordance with Article X, as amended, and PD No. 456. The proposed use will likely not trigger additional landscaping as it utilizes an existing building.

Market Value Analysis

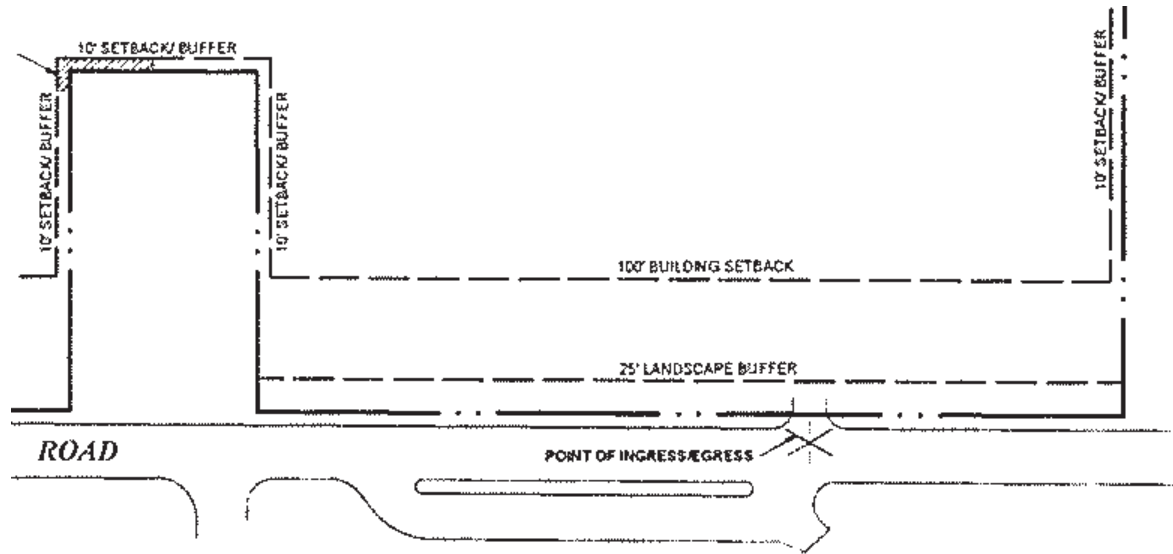
[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City 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 to orange, representing the weakest markets. The area of request is located within the "E" MVA cluster. Properties to the south are located within the "D" MVA cluster.

List of Officers

Presbyterian Village

Michael George, President
Miguel Roque, Vice President
Sean Coury, Treasurer
William Weiner, Secretary

Proposed Change to Conceptual Plan (Detail)



	TOTAL PD	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Land Area	66.33 AC	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Lot Coverage	25%	n/a	n/a	n/a	n/a	n/a	n/a
Maximum FAR	0.5	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Density	1,032 DU	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Height	n/a	30'	55'	72'	30'	55'	30'
Number of Units/ Beds by Building Type/ Function/ Floor area	TOTAL PD	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Detached single retirement housing	38 units	38 units	n/a	n/a	n/a	n/a	n/a
Attached single retirement housing	20 units	8 units	n/a	n/a	n/a	n/a	12 units
Apartment retirement housing	467 units	n/a	104 units	226 units	n/a	65 units	72 units
Convelesence and nursing care	507 beds	n/a	255 beds	n/a	252 beds	n/a	n/a
Adult day care	7,500 sf	n/a	7,500 sf	n/a	n/a	n/a	n/a
Administrative, dining, health offices, and other accessory uses	74,446 sf	n/a	57,005 sf	3,341 sf	14,100 sf	n/a	n/a
Recreational	1,500 sf	n/a	1,500 sf	n/a	n/a	n/a	n/a
Maintenance	12,460 sf	n/a	8,680 sf	3,780 sf	n/a	n/a	n/a
Early Childhood Education Center			maximum 15,000 sf				
Parking - Surface and Underground	TOTAL PD	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Resident	704	46	189	226	84	65	94
Employee	351	0	257	67	27	0	0
Visitor	439	46	153	107	26	13	94
Total	1,494	92	599	400	137	78	188

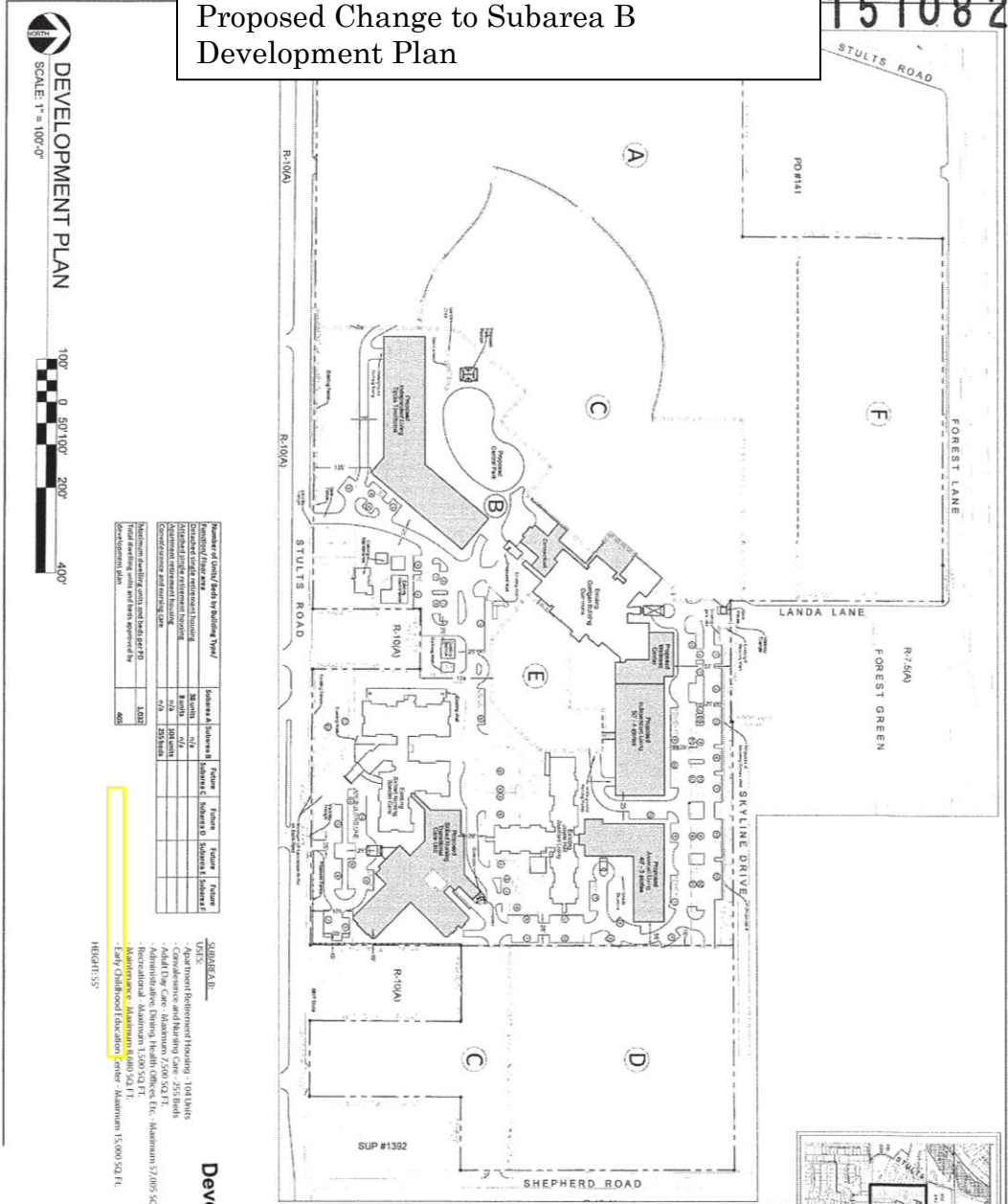
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Proposed Change to Subarea B
Development Plan



DEVELOPMENT PLAN
SCALE: 1" = 100'-0"



Number of Units/Facility to Building Type	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Residential Single-Family	0	0	0	0	0	0
Residential Multi-Family	0	0	0	0	0	0
Office	0	0	0	0	0	0
Commercial	0	0	0	0	0	0
Public	0	0	0	0	0	0
Industrial	0	0	0	0	0	0
Other	0	0	0	0	0	0
Total	0	0	0	0	0	0

- Subarea B:**
- URS
 - Apartment Retirement Housing - 104 Units
 - Corporate and Business Center - 255 Beds
 - Administrative, Dining, Health Office, Etc. - Maximum 57,005 SQ. FT.
 - Recreational - Maximum 15,000 SQ. FT.
 - Maintenance - Maximum 15,000 SQ. FT.
 - Early Childhood Education - Maximum 15,000 SQ. FT.



Approved
City Plan Commission
May 7, 2015

Development Plan, Subarea B
Exhibit 456D
PDD No. 456

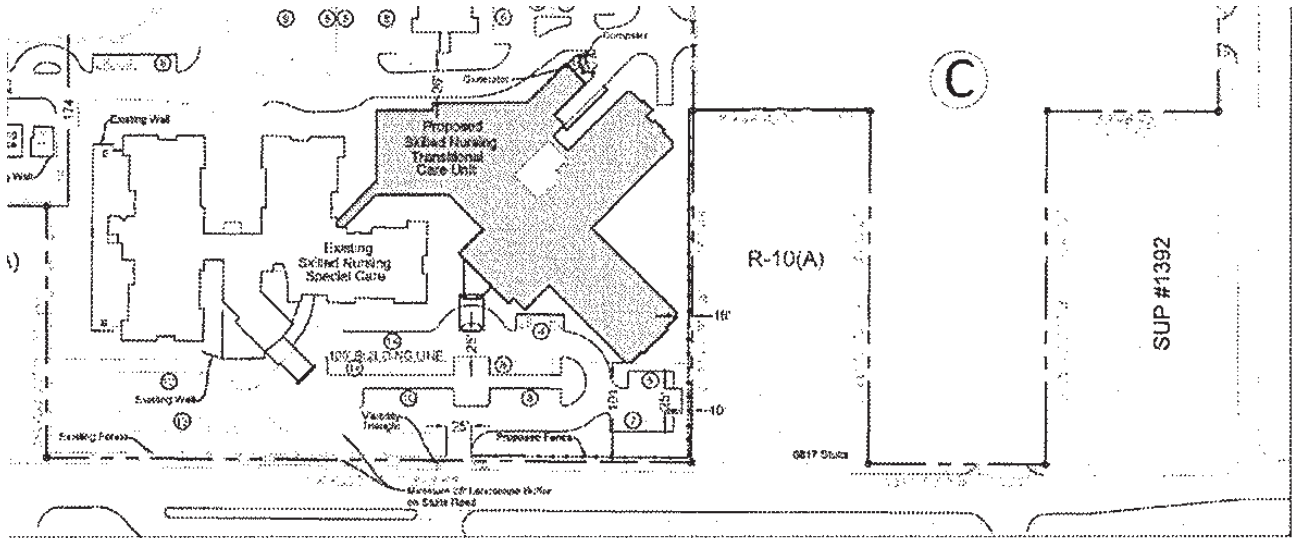
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04/16/15
PROJECT NUMBER
CASE NUMBER
2145-166(WED)

Proposed Change to Subarea B Development Plan (Detail)



Subarea A	Subarea B	Future Subarea C	Future Subarea D	Future Subarea E	Future Subarea F
38 units	n/a				
8 units	n/a				
n/a	104 units				
n/a	255 beds				

PD	1,032
l by	405

SUBAREA B:

USES:

- Apartment Retirement Housing - 104 Units
- Convalescence and Nursing Care - 255 Beds
- Adult Day Care - Maximum 7,500 SQ. FT.
- Administrative, Dining, Health Offices, Etc. - Maximum 57,005 SQ. F
- Recreational - Maximum 1,500 SQ. FT.
- Maintenance - Maximum 8,680 SQ. FT.
- Early Childhood Education Center - maximum 15,000 SQ. FT.

HEIGHT: 55'

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**Proposed PD Conditions
(All changes highlighted)**

ARTICLE 456.

PD 456.

SEC. 51P-456.101. LEGISLATIVE HISTORY.

PD 456 was created by Ordinance No. 22913, passed by the Dallas City Council on October 9, 1996. Ordinance No. 22913 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 22913 was amended by Ordinance No. 24382, passed by the Dallas City Council on September 13, 2000. (Ord. Nos. 10962; 19455; 22913; 24382; 25423; 29271)

SEC. 51P-456.102. PROPERTY LOCATION AND SIZE.

PD 456 was established on property generally located between Skyline Drive and Stults Road, west of Shepherd Road. The size of PD 456 is approximately 66.33 acres. (Ord. Nos. 22913; 25423; 25485; 29271)

SEC. 51P-456.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, ON-SITE LAUNDRY FACILITY means a facility for the cleaning or laundering of garments or linens used by or for the residents of the convalescent and nursing homes, hospice care, and other related institutions, the retirement housing uses, and the adult day care facility. the following definitions apply:

(1) ON-SITE LAUNDRY FACILITY means a facility for the cleaning or laundering of garments or linens used by or for the residents of the convalescent and nursing homes, hospice care, and other related institutions, the retirement housing uses, and the adult day care facility.

(2) EARLY CHILDHOOD EDUCATION CENTER means an educational facility consisting of no more than eight (8) classrooms and with ancillary office, educational, and outdoor areas, that offers educational programming for children ages 3-6 years old, and which may be licensed as a child-care facility in the State of Texas. This use shall conform to the same off-street parking and loading requirements of a Child-Care Facility.

(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. (Ord. Nos. 24382; 25423;

29271)

SEC. 51P-456.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 456A: conceptual/development plan.
- (2) Exhibit 456B: traffic improvement plan.
- (3) Exhibit 456C: development plan for Subarea A.
- (4) Exhibit 456D: development plan for Subarea B.
- (5) Exhibit 456E: development plan for Subarea C, Phase 1. (Ord. Nos. 29271; 29757)

SEC. 51P-456.103.2. SUBAREAS.

This district is divided into six subareas: Subareas A, B, C, D, E, and F, as shown on the conceptual plan. (Ord. Nos. 29271; 29757)

SEC. 51P-456.104. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

- (a) Conceptual plan. Development and use of the Property must comply with the conceptual (Exhibit 456A). If there is a conflict between the text of this article and the conceptual/development plan, the text of this article controls.
- (b) Development plan for Subarea A. Development and use of the Property must comply with the development plan for Subarea A (Exhibit 456C). If there is a conflict between the text of this article and the development plan for Subareas A, the text of this article controls.
- (c) Development plan for Subarea B. Development and use of the Property must comply with the development plan for Subarea B (Exhibit 456D). If there is a conflict between the text of this article and the development plan for Subarea B, the text of this article controls.
- (d) Development plan for Subarea C, Phase 1. Development and use of the Property must comply with the development plan for Subarea C, Phase 1 (Exhibit 456E). If there is a conflict between the text of this article and the development plan for Subarea C, Phase 1, the text of this article controls.
- (e) Subareas C, D, E, and F. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in these subareas. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 24382; 25423; 25485; 29271; 29757)

SEC. 51P-456.105. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- Adult day care facility.
- Convalescent and nursing homes, hospice care, and related institutions.
- **Early childhood education center (*permitted by-right in Subarea B only*).**
- Retirement housing. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.106. 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 activities or amenities are permitted as accessory uses:

(1) Activity center uses, which include but are not limited to:

- Administrative offices, including an area for the administrator, secretaries, security, accountants, program director, and social worker, and a reception area.
- Auditorium.
- Barber and beauty shops.
- Central dining room.
- Central mail room.
- Chapel, including a chaplain's and counseling office.
- Classrooms for instruction in ceramic, woodworking, weaving, painting, and other crafts.
- Food service area, including an area for the receiving, storage, refrigeration, and preparation of food, and office area.
- Game and card rooms.
- Health offices, including a physician's office with two examining rooms, an occupational therapist office, a physical therapy room, a dental office, and a podiatrist office.
- Library.
- On-site laundry facility.
- Resident commissary and gift shop.
- Volunteer office.

(2) Recreational and related uses, which include but are not limited to:

- One three hole golf course and putting green.
- One greenhouse.
- Three guard houses.

- Six guest houses.
- Maintenance and storage facilities.
- Small park with an appropriate structure.
- Two shuffleboard courts.
- Swimming pool.
- Two tennis courts.

(c) The accessory uses listed in subsection (b) above are intended for the sole use of the residents of the convalescent and nursing homes, hospice care, and related institutions, the retirement housing uses, and the adult day care facility. These uses may be located in one or more buildings or locations on the Property. (Ord. Nos. 24382; 25423, 25485; 29271)

SEC. 51P-456.107. 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) Front, side, and rear yards. Front, side, and rear yard setbacks and exceptions to the setbacks must be provided as shown on the conceptual plan.

(b) Density. Maximum number of dwelling units or suites is 1,032.

(c) Floor area ratio. Maximum floor area ratio is 0.5.

(d) Height.

(1) Subareas A, D, and F. Maximum structure height is 30 feet.

(2) Subareas B and E. Maximum structure height is 55 feet. The structure located along Stults Road and containing the adult day care facility use and the skilled nursing transitional care building located along Stults Road may project through a residential proximity slope to a height not to exceed 36 feet, as shown on the conceptual plan.

(3) Subarea C. Maximum structure height is 72 feet.

(e) Lot coverage. Maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size is required.

(g) Stories. No maximum number of stories. (Ord. Nos. 24382; 25423; 25485; 29271;

29757)

SEC. 51P-456.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.110. LANDSCAPE PLAN, TREE MITIGATION, AND BUFFER STRIP.

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

(b) A subarea may be considered an artificial lot to satisfy the requirements in Article X. Landscaping requirements in a subarea are allowed in phases.

(c) A solid screening fence must be provided in the landscape relief area shown on the conceptual plan if there is residential adjacency.

(d) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 24382; 25423; 29271; 29757)

SEC. 51P-456.111. SIGNS.

(a) Signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) A sign that requires right turn only from the hours of 7:30 a.m. to 8:30 a.m. on school days must be erected along Stults Road, as shown on the conceptual/development plan. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.112. PRIVATE STREETS.

Internal driveways may be private streets if designed and constructed in accordance with all city requirements. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.113. FENCING.

A fence located in the required front yard may be built to a maximum height of six feet above grade if the following conditions are met:

(1) Gates for vehicular traffic must be located at least 20 feet from the back of the

street curb.

(2) Fence panels having less than 50 percent open surface area must be located at least five feet from the front lot line. For purposes of this section, fence panels are the portions of the fence located between the posts or columns.

(3) Columns may not exceed eight feet in height. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.114. LIGHTING.

Lighting must comply with the following standards:

(1) Tennis courts. Lighting must be reflected downward and directed into the interior of the courts. All lighting must be turned off by 10:00 p.m.

(2) Shuffleboard courts. Lighting must be reflected downward and directed into the interior of the courts. All lighting must be turned off by 10:00 p.m.

(3) Swimming pool. Lighting must be reflected downward and directed into the pool. All lighting must be turned off by 10:00 p.m.

(4) Additional lighting. All additional lighting must be reflected toward the interior of the Property. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.115. TRAFFIC IMPROVEMENTS.

Before the issuance of a permit for construction in Subarea F, the following traffic improvements must, if warranted, be provided in accordance with city standards and the traffic improvement plan (Exhibit 456B) and approved by the traffic engineer:

(1) restripe Landa Lane for an exclusive right and left turn lane onto Forest Lane;
and

(2) revise existing traffic signal phasing patterns during the peak period at the Forest Lane and Greenville Avenue intersection. (Ord. Nos. 24382; 25423; 29271)

SEC. 51P-456.116. ADDITIONAL PROVISIONS.

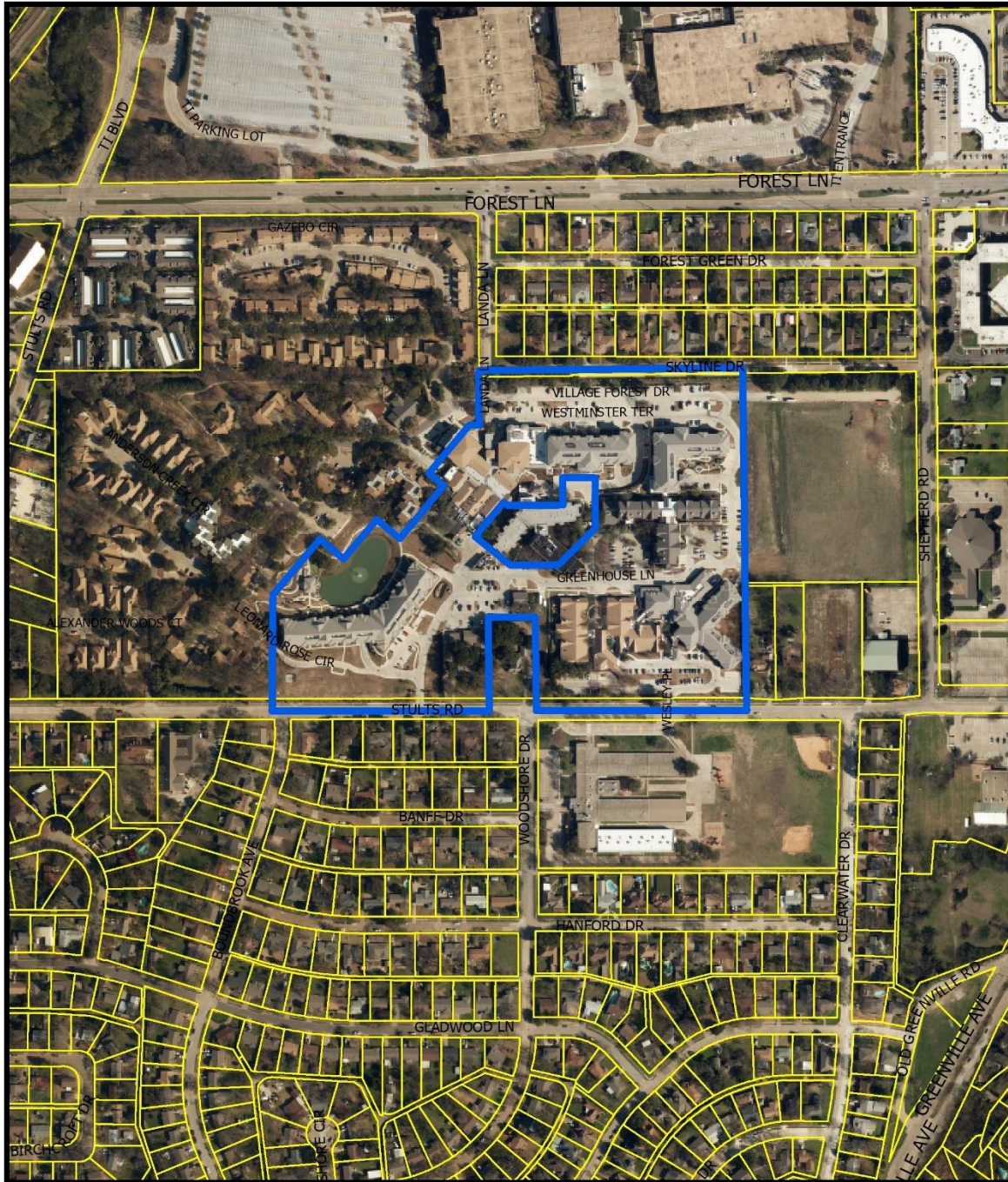
(a) The Property must be properly maintained in a state of good repair and neat appearance.

(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. (Ord. Nos. 24382; 2542; 26102; 29271)

SEC. 51P-456.117. 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 compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24382; 2542; 26102; 29271)

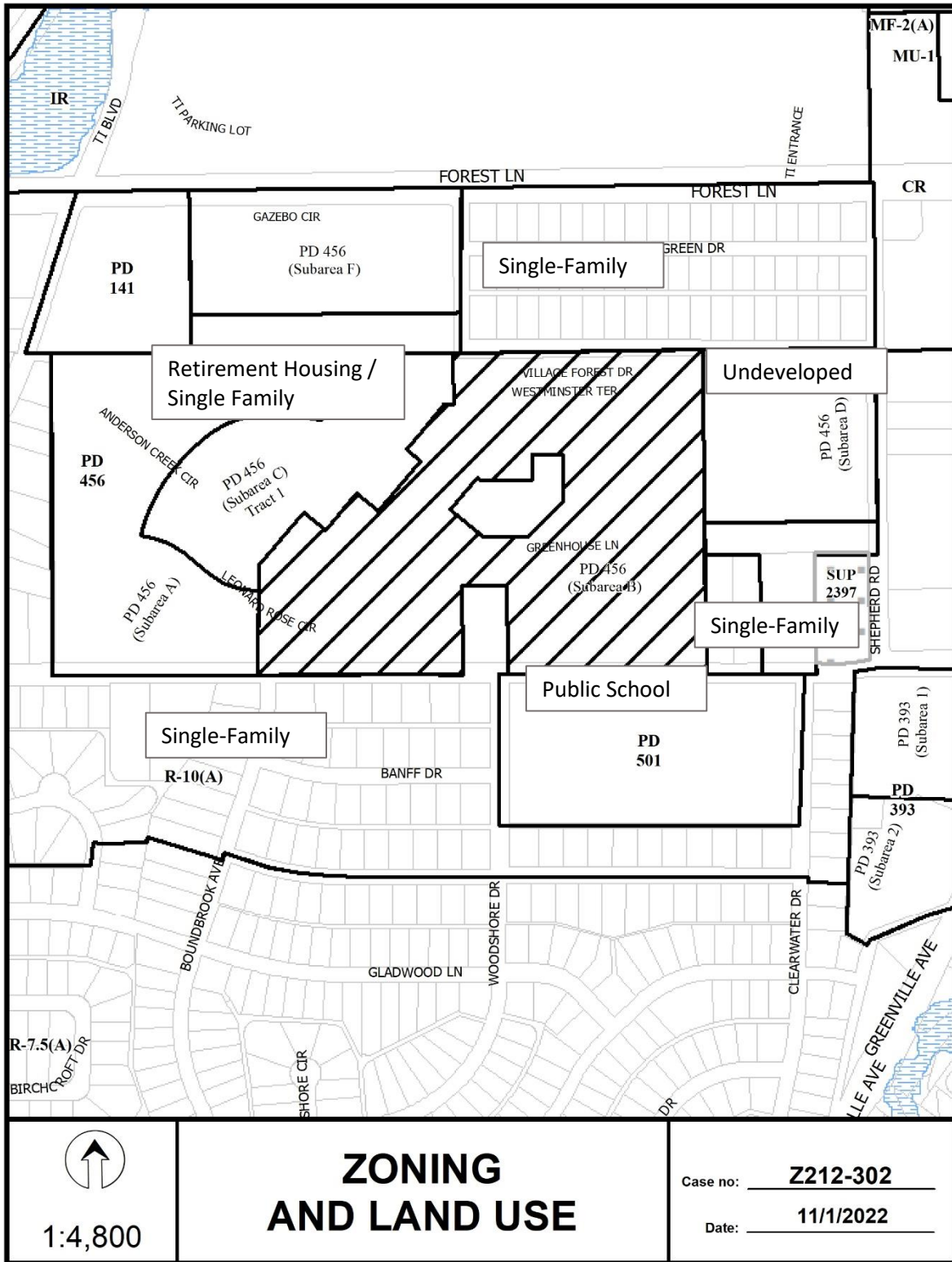


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AERIAL MAP

Case no: Z212-302

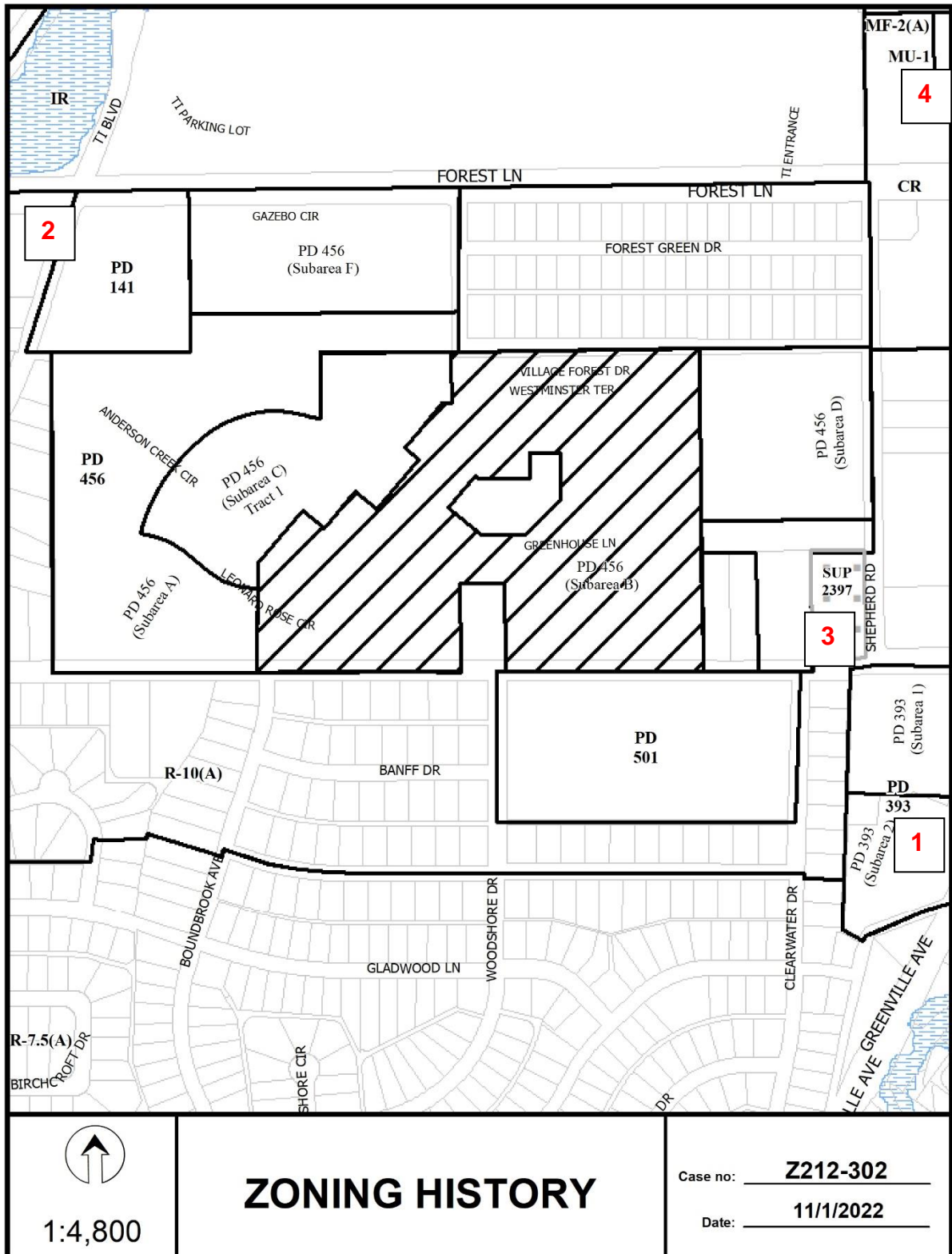
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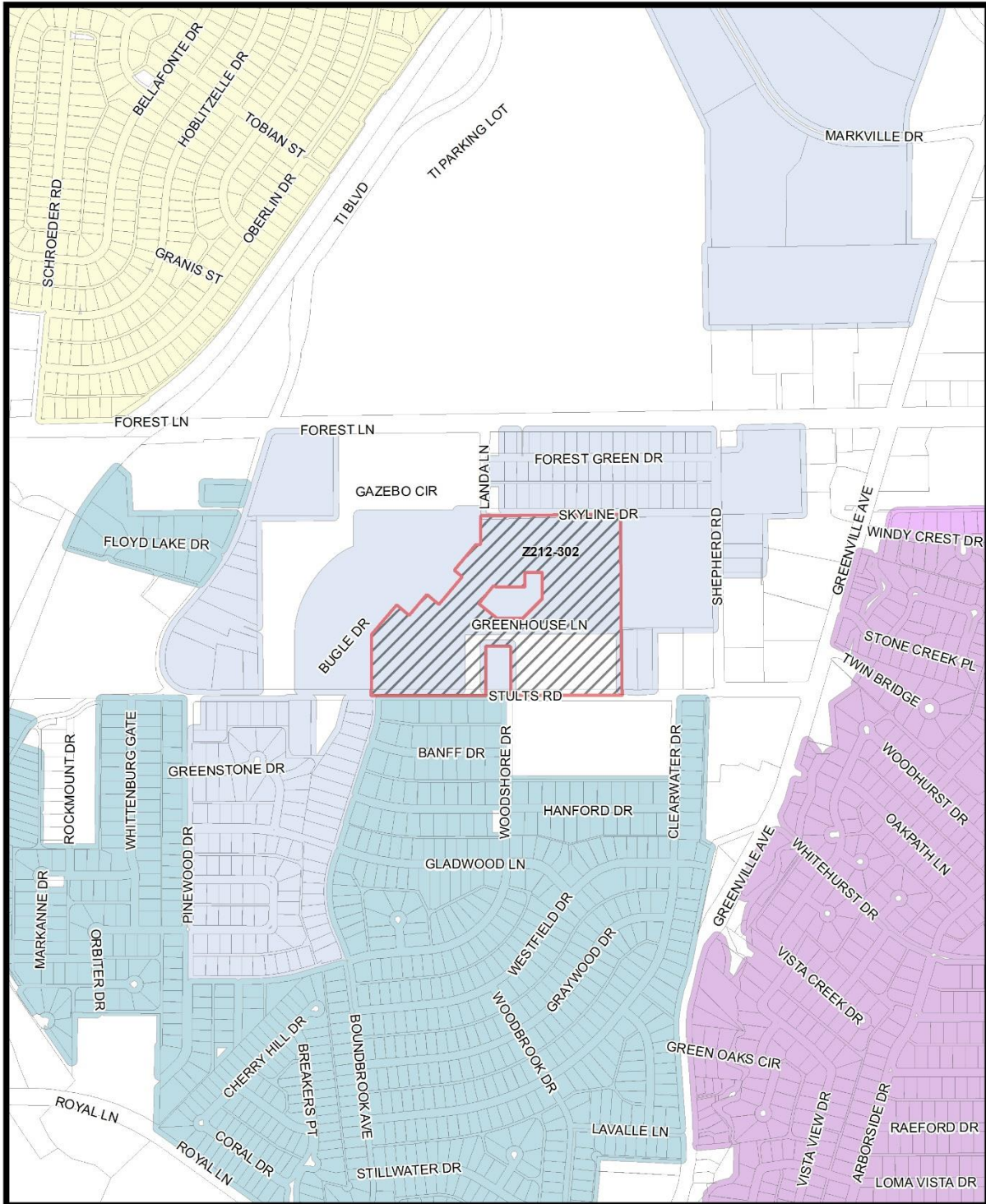


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ZONING AND LAND USE

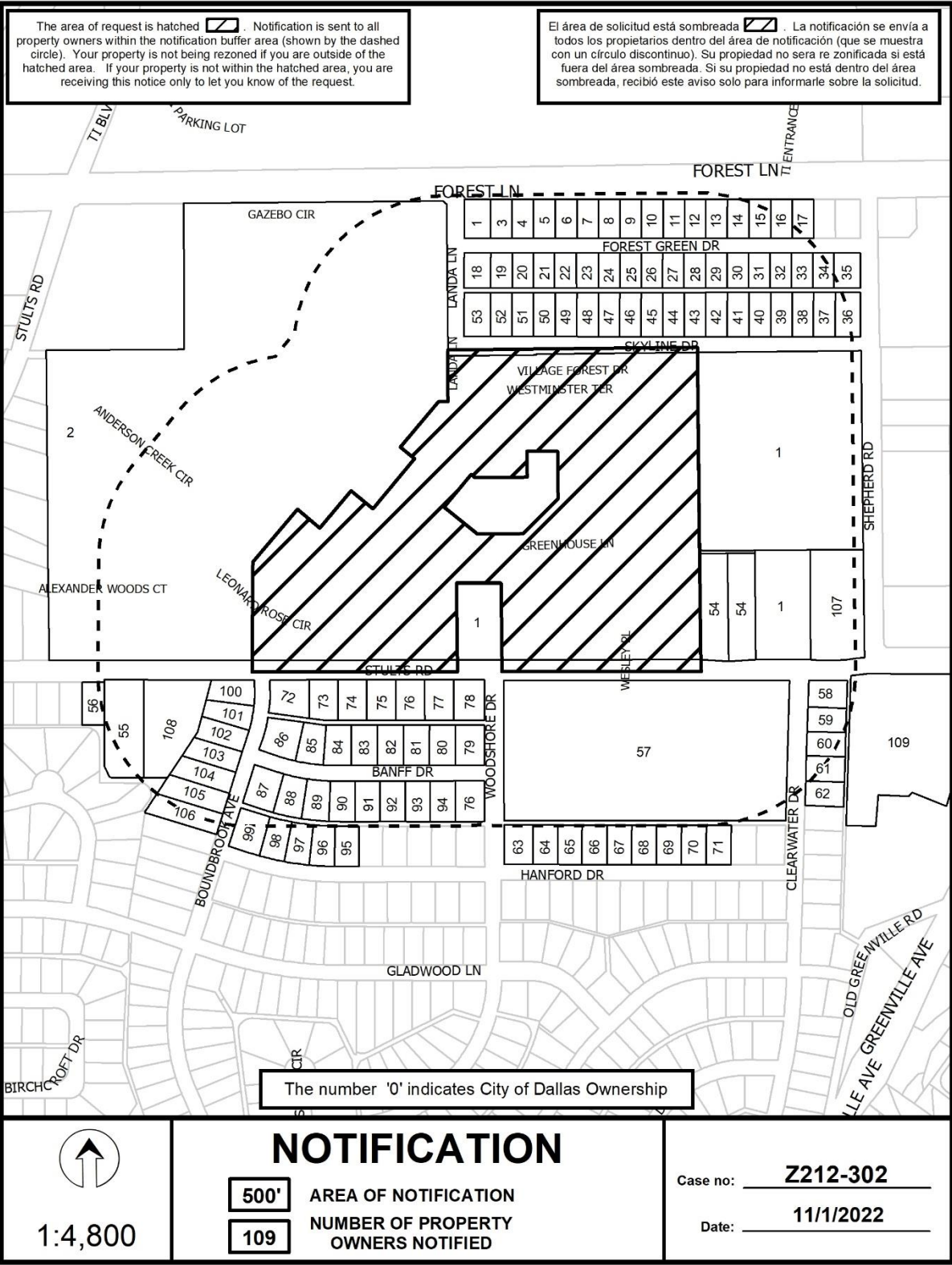
Case no: Z212-302
 Date: 11/1/2022





Market Value Analysis

Printed Date: 11/1/2022



11/01/2022

Notification List of Property Owners***Z212-302******109 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8605 FOREST GREEN DR	PRESBYTERIAN VILLAGE NORTH
2	8600 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
3	8611 FOREST GREEN DR	MADERE CAROLYN WILSON
4	8617 FOREST GREEN DR	MOSE A & BARBARA J JOHNSON REVOCABLE
5	8623 FOREST GREEN DR	OLIVER CURTIS & CHERYL
6	8629 FOREST GREEN DR	TEAL PRINCE O & JOYCE W
7	8635 FOREST GREEN DR	CASH FAMILY TRUST
8	8703 FOREST GREEN DR	Taxpayer at
9	8709 FOREST GREEN DR	UPSHAW WAKEFIELD MARITAL
10	8715 FOREST GREEN DR	Taxpayer at
11	8721 FOREST GREEN DR	HUMPHREY DORIS
12	8727 FOREST GREEN DR	RUSSELL CHRISTOPHER
13	8733 FOREST GREEN DR	SEALE RACHEL & NATHAN
14	8805 FOREST GREEN DR	JAMES NANCY L
15	8811 FOREST GREEN DR	SMITH MURIEL C EST OF
16	8817 FOREST GREEN DR	BIRDSONG ROSIE J
17	8823 FOREST GREEN DR	SANTAMARIA ALEJANDRO &
18	8606 FOREST GREEN DR	TURNER RONALD
19	8612 FOREST GREEN DR	MULLINS JAMES H
20	8618 FOREST GREEN DR	CAVAZOS JOSEPHINE
21	8624 FOREST GREEN DR	DAVIS LOUIS W JR EST OF
22	8630 FOREST GREEN DR	GAINES WILLIAM R
23	8636 FOREST GREEN DR	MARGOL STUART
24	8704 FOREST GREEN DR	CARTER LOZELL & FRANCIS A
25	8710 FOREST GREEN DR	COLEMAN RICHARD A EST OF & NINA
26	8716 FOREST GREEN DR	DANIELS KENNETH E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8722 FOREST GREEN DR	BROOKER STEVEN DANIEL &
28	8728 FOREST GREEN DR	VILLALBA ANDRI
29	8734 FOREST GREEN DR	CHAMBERS COURTNEY &
30	8806 FOREST GREEN DR	ZICKGRAF PROPERTIES LLC
31	8812 FOREST GREEN DR	NOWLIN WILLIAM J EST OF
32	8818 FOREST GREEN DR	HILLSIDE SERIES LLC SERIES A
33	8824 FOREST GREEN DR	TUCKER CHRISTINE R & JASON R
34	8830 FOREST GREEN DR	ALLEN SUMMER L
35	8838 FOREST GREEN DR	THOMPSON MICHAEL
36	8833 SKYLINE DR	SHRODE REVOCABLE
37	8827 SKYLINE DR	NGUYEN LEHONG T &
38	8821 SKYLINE DR	HAAK JOHN G & VIRGINIA L
39	8815 SKYLINE DR	ROGOOBIR KEISHA L & JEROME JASON
40	8809 SKYLINE DR	MONEY BUNYAN TR
41	8803 SKYLINE DR	PETRIN BARBARA C
42	8735 SKYLINE DR	EVENDEN BENJAMIN B
43	8729 SKYLINE DR	STEVENS DOROTHY M
44	8723 SKYLINE DR	ROBERSON SAMPSON K
45	8717 SKYLINE DR	PRICE DELORIS A
46	8711 SKYLINE DR	VANDYKE ARTHELMA
47	8705 SKYLINE DR	DANIELS BRUCE E &
48	8633 SKYLINE DR	KELLEY TIFFANI & NICHOLAS
49	8627 SKYLINE DR	HAGGERTY MYRNA SUE
50	8621 SKYLINE DR	HOLMES JAMES SR
51	8615 SKYLINE DR	TUCKER CHRISTINE RENE &
52	8609 SKYLINE DR	VSP DALLAS LLC
53	8603 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH INC
54	8817 STULTS RD	POWELL RICHARD & DEBRA
55	8566 STULTS RD	YOUTH BELIEVING IN CHANGE INC
56	8550 STULTS RD	RUTCOMM LLC
57	8700 STULTS RD	RICHARDSON ISD

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9422 CLEARWATER DR	MARSHALL JERALDENE M
59	9416 CLEARWATER DR	DAVIS DOROTHY
60	9410 CLEARWATER DR	SANCHEZ ERIKA L
61	9404 CLEARWATER DR	GEMINI REALTY INVESTMENT
62	9324 CLEARWATER DR	Taxpayer at
63	8707 HANFORD DR	GEORGE MONCY &
64	8715 HANFORD DR	MCDANIEL COLIN & LINDSAY
65	8721 HANFORD DR	MCPHERSON STEPHANIE E &
66	8727 HANFORD DR	RUVALCABA ROGELIO
67	8735 HANFORD DR	BARNHART JAMES E
68	8741 HANFORD DR	ECHOLS HERTHA H
69	8805 HANFORD DR	SPRATT GARET G & TAYLOR R
70	8811 HANFORD DR	Taxpayer at
71	8819 HANFORD DR	BOYD CHERYL L
72	8584 STULTS RD	DOHERTY PAUL E
73	8592 STULTS RD	CERVANTES JOSE
74	8598 STULTS RD	STEVENS KATHLEEN
75	8606 STULTS RD	WHETSTONE BEVERLY J
76	8614 STULTS RD	HARTSELL MIKEAL CAMERON &
77	8622 STULTS RD	HOFFMAN CLARK &
78	8630 STULTS RD	SMITH THOMAS LEE
79	8633 BANFF DR	Taxpayer at
80	8625 BANFF DR	Taxpayer at
81	8619 BANFF DR	HASTSELL MIKEAL CAMERON &
82	8611 BANFF DR	HARTSELL MIKEAL CAMERON & EMILY G
83	8605 BANFF DR	WALLACE STAN
84	8599 BANFF DR	WILLIAMS SHIRLEY A EST OF
85	8589 BANFF DR	WHETSTONE BEVERLY
86	8581 BANFF DR	MINOR JICORI
87	8580 BANFF DR	BLUE JANE
88	8586 BANFF DR	ANDERSON SANDRA & JAMES

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8592 BANFF DR	HUYEN KHANH
90	8598 BANFF DR	TAAFFE SELENE
91	8606 BANFF DR	BARNHILL VINCE E &
92	8612 BANFF DR	EMBAYE SOLOMON &
93	8620 BANFF DR	GRIMES CHRISTOPHER
94	8626 BANFF DR	HILL KAREN
95	8599 HANFORD DR	JUAREZ BENJAMIN &
96	8593 HANFORD DR	ESTRADA EDUARDO
97	8587 HANFORD DR	TAYLOR LURENE LEE
98	8581 HANFORD DR	HUNTER BRYCE & MALLORY BARKOCY
99	8575 HANFORD DR	FENNELL WALTER D EST OF
100	9415 BOUNDBROOK AVE	HUEY JANE ANN
101	9409 BOUNDBROOK AVE	CHEN SUCHUNG CHRISTINA
102	9405 BOUNDBROOK AVE	HAAR JANICE
103	9325 BOUNDBROOK AVE	PARNELL DAVID Z & SUSAN K
104	9319 BOUNDBROOK AVE	Taxpayer at
105	9315 BOUNDBROOK AVE	HARO KELLY J
106	9309 BOUNDBROOK AVE	WU VICKY
107	8835 STULTS RD	NEW MOUNT ZION BAPTIST
108	8568 STULTS RD	YOUTH BELIEVING IN CHANGE
109	8920 STULTS RD	YMCA OF METROPOLITAN DALLAS