CITY PLAN COMMISSION **THURSDAY, SEPTEMBER 19, 2024**

Planner: Martin Bate

FILE NUMBER: Z234-178(MB) **DATE FILED:** February 26, 2024

LOCATION: North line of East Northwest Highway, east of Lockhaven Drive

COUNCIL DISTRICT: 10

SIZE OF REQUEST: 3.65 acres **CENSUS TRACT:** 48113013005

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: North Lake Meridian, LLC

APPLICANT: The Javelin Group, LLC

REQUEST: An application for a TH-3(A) Townhouse District on property zoned an LO-1 Limited Office District.

SUMMARY: The purpose of the request is to allow development of single-family housing.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On July 11, 2024, CPC moved to hold this case under advisement until July 25, 2024. On July 25, 2025, CPC moved to hold this case under advisement until September 19, 2024.

BACKGROUND INFORMATION:

- The area of request is currently zoned an LO-1 Limited Office District. The property is currently developed with a vacant office building.
- The lot has frontage on East Northwest Highway, with a service road separating the lot from the main street.
- The applicant proposes to develop this property with single family housing.
- To accomplish this, they request a TH-3(A) Townhouse District.
- Since the last hearing, there have been no changes made to the case report.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Northwest Highway	Principal Arterial	107 feet

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on traffic.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOODS ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

Policy 7.1.6 Follow a consistent neighborhood planning framework.

Neighborhood Plus Plan

Goal 4 Attract and Retain the Middle Class

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

District 10 Strategic Plan

The District 10 Strategic Plan, adopted by City Council on June 14, 2006, is intended to "strengthen Northeast Dallas communities, boost economic investment, and enhance the infrastructure within the district."

The strategic plan identified several community needs and goals. Two needs identified in the plan were a lack of diversity in housing types and a lack of homes to absorb future growth.

The proposed change complies with the following goals in the District 10 Strategic Plan:

Goal 1 Establish a Plan for District 10 Supporting the Vision for Northeast Dallas Communities

- Create and maintain neighborhood identity through sensitive development and urban design

Goal 2 Support Development that Promotes the Community Vision

- Support land use and zoning compatible with the vision
- Encourage owner-occupied residential development for a diversity of incomes and lifestyle needs
- Develop strategies that encourage reinvestment in deteriorating and vacant commercial areas

Land Use:

	Zoning	Land Use
Site	LO-1 Limited Office	Office (vacant)
North	R-7.5(A) Single Family	Single family
South	PD No. 906	Mini-warehouse
East	PD No. 775	Retirement housing, undeveloped
West	R-7.5(A)	Single family

Land Use Compatibility:

The area of request is currently developed with a vacant office building. The site is bordered by R-7.5(A) Single Family to the north and west, and two Planned Development Districts to the east and south. To the north and west are single family houses. To the east is an undeveloped site and retirement housing. To the south is a mini-warehouse.

The site is currently zoned an LO-1 Limited Office District. The applicant proposes a TH-3(A) Townhouse District which would allow for the development of single family housing, which is prohibited under the current LO-1 District.

Staff finds that the requested district and proposed development are compatible with the surrounding uses. The TH-3(A) District allows for both attached and detached single family housing, providing flexibility in development. The TH-3(A) Townhouse District allows up to 12 dwelling units per acre; applicant proposes 33 dwelling units total.

The area of request is within the *forwardDallas!* urban neighborhood area / main street vision building block, which recommends denser living, working, and shopping options along the main street corridor while giving way to lower density development away from the main street. As this site fronts Northwest Highway, staff considers it appropriate. The proposal also furthers the comprehensive plan's goals of strengthening neighborhood identity and promoting vibrancy and viability of neighborhoods. Staff finds that the proposed zoning change would further these goals by allowing residential development that complements the existing residential and retirement housing surrounding the site.

The area of request also supports the community vision of the District 10 Strategic Plan. The proposed change would allow the development of housing, which addresses the needs identified in the Strategic Plan. Replacing the vacant office site with single-family residential would strengthen the character and identity of the neighborhood. As such, staff recommends approval of the request.

Development Standards

Following is a comparison of the development standards of the current LO-1 Limited Office District and the proposed TH-3(A) Multifamily District.

District	Setback		DU Density / Lot Size	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: LO-1	15’	20’ adjacent to residential districts No min. all other cases	No max DU, no min. lot size	70’[1]	80% max	-	Office
Proposed: TH-3(A)	No minimum	Single family: no min. Duplex side: 5’ Duplex rear: 10’	12 du / ac[2] Single family: 2,000 sqft min. Duplex: 6,000 sqft min.	36’	60% residential 25% nonresidential	-	Residential

[1] If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

	LEGEND
	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200
L	Limited use

	Existing	Proposed
Use	**LO-1**	**TH-3(A)**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		★
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	L	
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		

	Existing	Proposed
Use	**LO-1**	**TH-3(A)**
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	L	S
Cemetery or mausoleum	S	S
Child-care facility	L	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	•	S
Foster home		S
Halfway house		
Hospital		
Library, art gallery, or museum	•	S
Open-enrollment charter school or private school	R	S
Public school other than an open-enrollment charter school	S	S
LODGING USES		
Hotel or motel		
Extended stay hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter	★	
MISCELLANOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	

	Existing	Proposed
Use	**LO-1**	**TH-3(A)**
Financial institution without drive-in window	•	
Financial institution with drive-in window	S	
Medical clinic or ambulatory surgical center	•	
Office	•	
RECREATION USES		
Country club with private membership	•	S
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	
Duplex		•
Group residential facility		
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		S
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Alcoholic beverage establishment	★	
Business school	•	
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		
Dry cleaning or laundry store	L	
Furniture store		
General merchandise or food store 3,500 square feet or less	L	
General merchandise or food store greater than 3,500 square feet		

	Existing	Proposed
Use	**LO-1**	**TH-3(A)**
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use	L	
Restaurant without drive-in or drive-through service	R+L	
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	★	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	S	
Electrical generating plant		

	Existing	Proposed
Use	**LO-1**	**TH-3(A)**
Electrical substation	•	S
Local utilities	★	★
Police or fire station	S	S
Post office	S	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping and tree preservation are required in accordance with the requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the base off-street parking requirement for single family use in a TH-3(A) Townhouse District is one space per dwelling unit. This is the same parking requirement as required in an R-7.5(A) Single Family District.

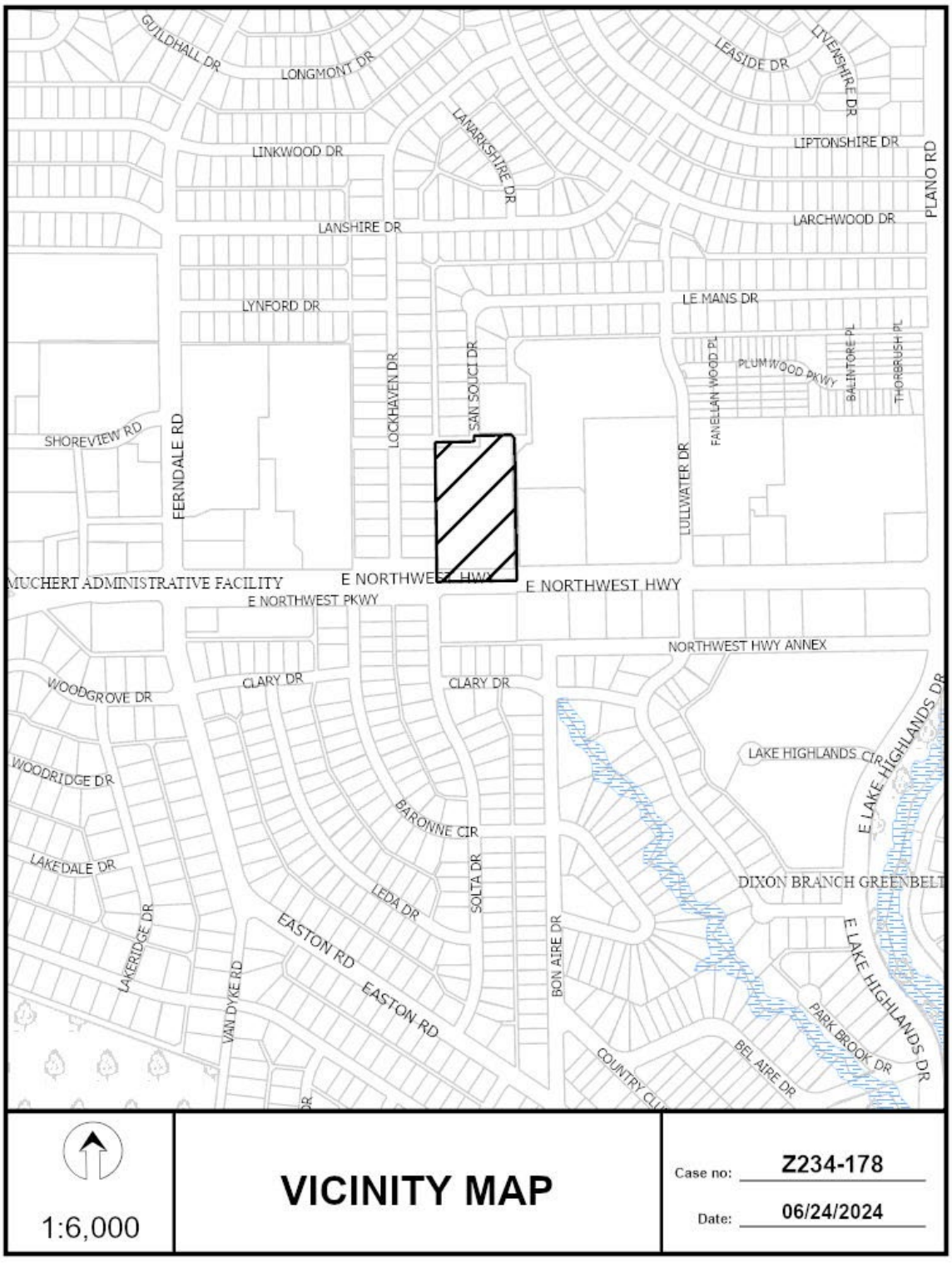
Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “E” MVA area.

List of Officers

North Lake Meridian, LLC
Maoshing A. Ni, Manager
Scott Schoenberger, Manager
Daoshing Ni, Manager

The Javelin Group, LLC
Alan Naul, Manager
Kevin Eden, Manager



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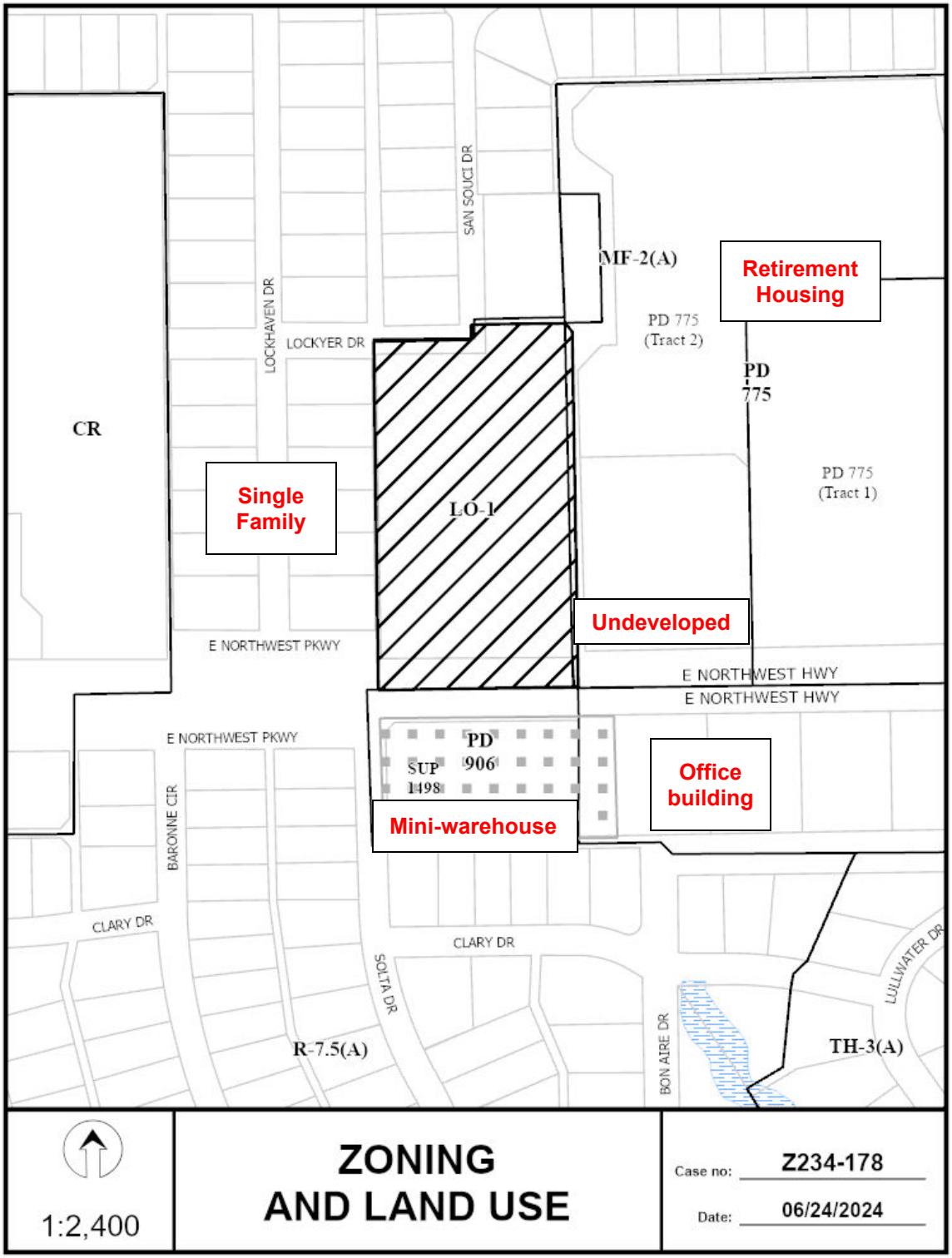
VICINITY MAP

Case no: Z234-178

Date: 06/24/2024

LOCKYER DR
LOCKHAVEN DR
SAN SOUCI DR
E NORTHWEST PKWY
E NORTHWEST HWY
E NORTHWEST HWY
E NORTHWEST PKWY
BARONNE CIR
CLARY DR
CLARY DR
SOUTA DR
NORTHWEST HWY ANNEX
LUELWATER DR
BON AIRE DR
1:2,400
AERIAL MAP
Case no: Z234-178
Date: 06/24/2024


Retirement Housing
Single Family
Undeveloped
Office building
Mini-warehouse
MF-2(A)
PD 775 (Tract 2)
PD 775
PD 775 (Tract 1)
CR
LO-1
PD 906
SUP 1498
R-7.5(A)
TH-3(A)
LOCKHAVEN DR
LOCKYER DR
SAN SOUCI DR
E NORTHWEST PKWY
E NORTHWEST HWY
BARONNE CIR
CLARY DR
SOLTA DR
BON AIRE DR
LULLWATER DR
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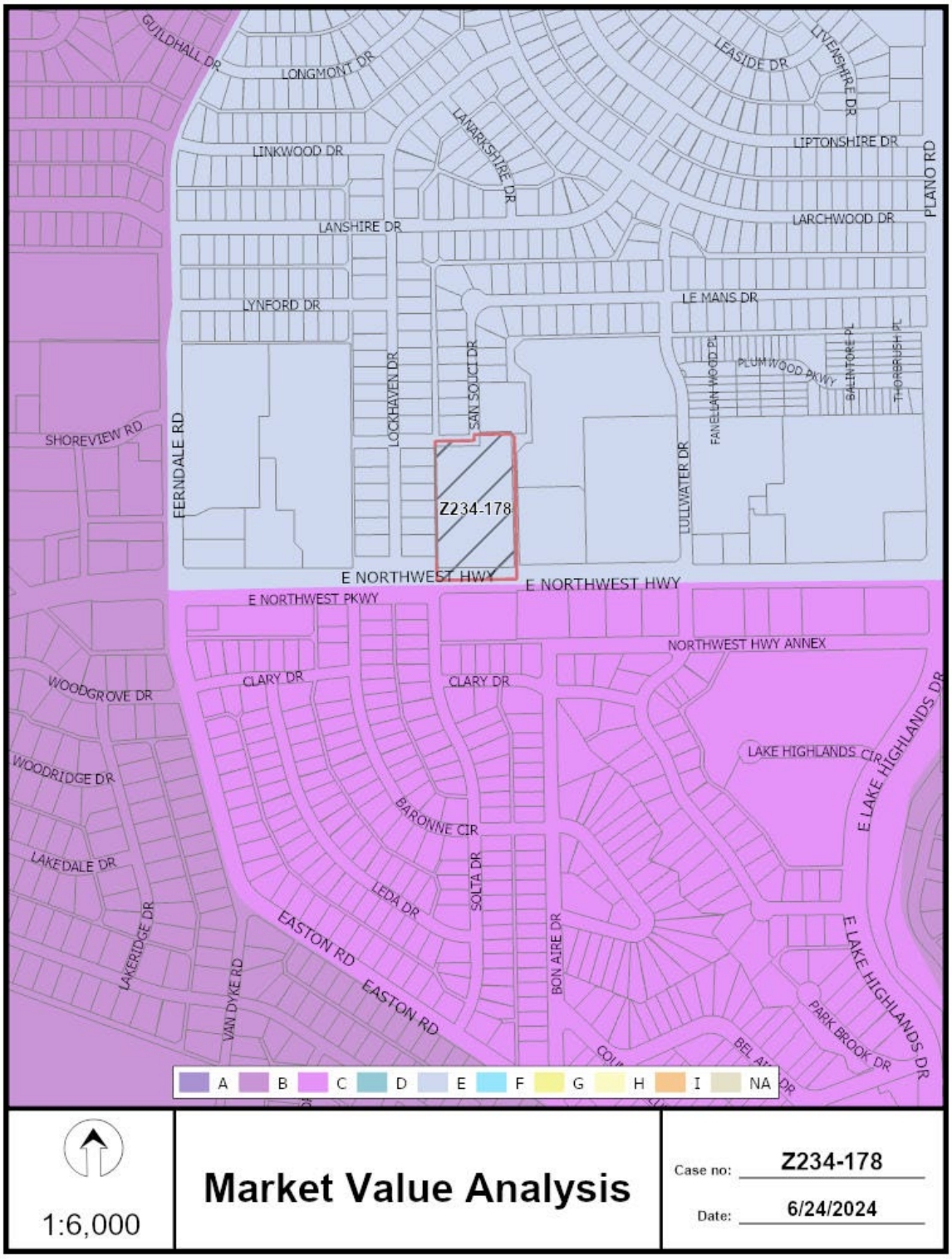
ZONING AND LAND USE
Case no: Z234-178
Date: 06/24/2024


GUILDHALL DR
LONGMONT DR
LEASIDE DR
LIVENSHIRE DR
LINKWOOD DR
LANARKSHIRE DR
LIPTONSHIRE DR
PLANO RD
LANSHIRE DR
LARCHWOOD DR
LYNFORD DR
LE MANS DR
LOCKHAVEN DR
SAN SOUCI DR
FANELLAN WOOD PL
PLUMWOOD PKWY
BALINTORE PL
THORBUSH PL
SHOREVIEW RD
FERNDALE RD
Z234-178
LULLWATER DR
E NORTHWEST HWY
E NORTHWEST HWY
E NORTHWEST PKWY
NORTHWEST HWY ANNEX
CLARY DR
CLARY DR
WOODGROVE DR
WOODRIDGE DR
LAKE HIGHLANDS CIR
E LAKE HIGHLANDS DR
BARONNE CIR
LAKEDALE DR
SOLTA DR
LEDA DR
EASTON RD
EASTON RD
LAKERIDGE DR
VAN DYKE RD
BON AIRE DR
PARK BROOK DR
E LAKE HIGHLANDS DR
A
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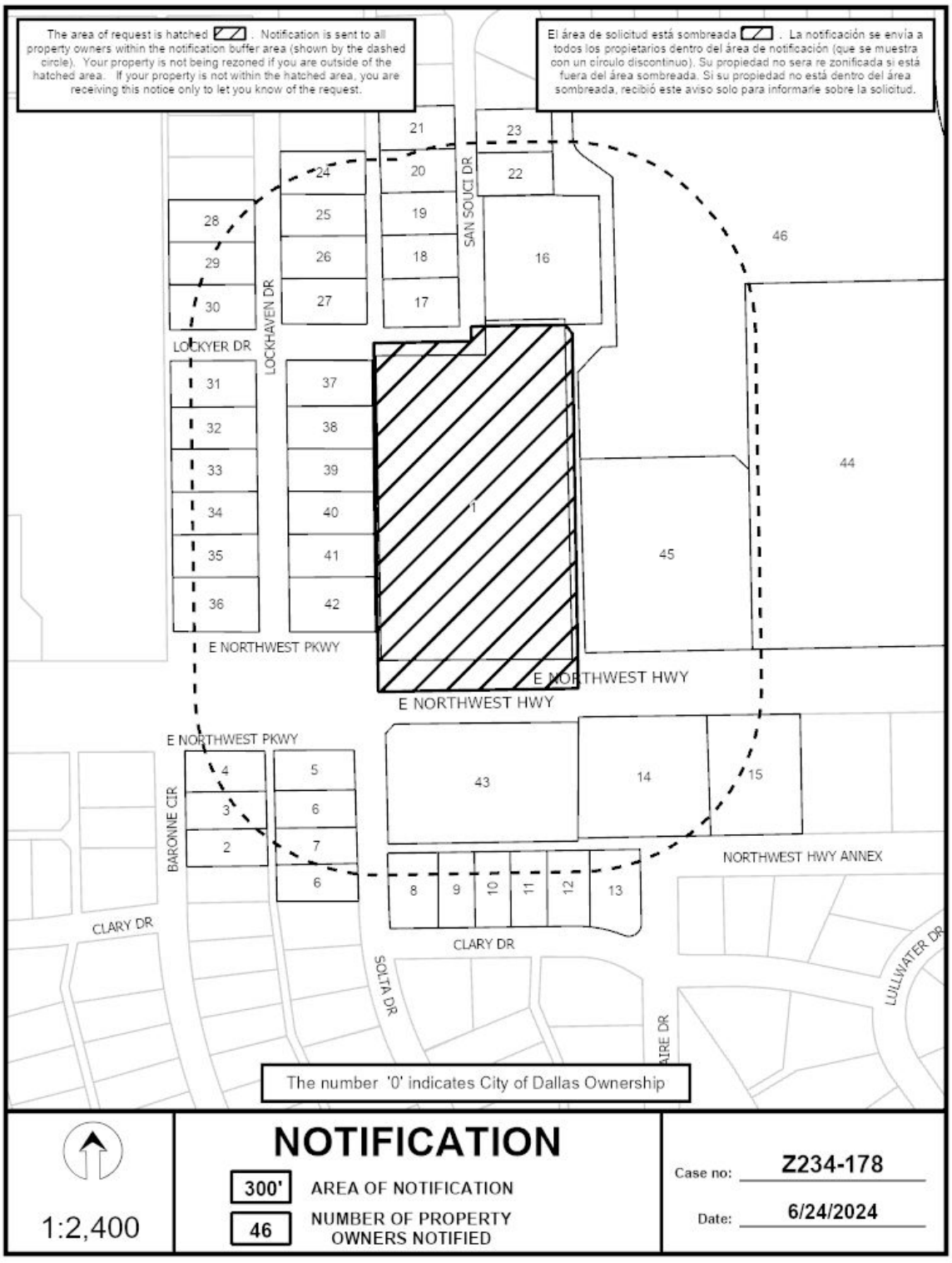
Market Value Analysis
Case no: Z234-178
Date: 6/24/2024


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SAN SOUCI DR
LOCKHAVEN DR
LOCKYER DR
E NORTHWEST PKWY
E NORTHWEST HWY
BARONNE CIR
CLARY DR
SOLTA DR
LULLWATER DR
NORTHWEST HWY ANNEX
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300' AREA OF NOTIFICATION
46 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z234-178
Date: 6/24/2024

06/24/2024

Notification List of Property Owners

Z234-178

46 Property Owners Notified

Label #	*Address*		*Owner*
1	10405	E NORTHWEST HWY	NORTH LAKE MERIDIAN LLC
2	10116	BARONNE CIR	GRINNAN BRIANA E & PATRICK M
3	10112	BARONNE CIR	BROWN THORNTON &
4	10106	BARONNE CIR	SAID FOZIA ABDULRAHMAN
5	10573	SOLTA DR	MORENO VICTOR &
6	10567	SOLTA DR	KINDLE TERESA M
7	10563	SOLTA DR	MIHALOPOULOS JOHN
8	10560	SOLTA DR	DOROUGH RAMONA JEWEL MARIA &
9	10409	CLARY DR	RADCLIFFE JEREMY &
10	10415	CLARY DR	GLAZE BETSY R
11	10421	CLARY DR	RADCLIFFE JEREMY D
12	10425	CLARY DR	KAPADIA NISHIT
13	10431	CLARY DR	KEIERLEBER MELVIN JR &
14	10440	E NORTHWEST HWY	FOCUS REAL ESTATE LLC
15	10450	E NORTHWEST HWY	NW HILLTOP HOUSE LLC
16	8608	SAN SOUCI DR	WILLIAMS JAMES L &
17	8605	SAN SOUCI DR	NIXON JENNIFER
18	8611	SAN SOUCI DR	LAWSON MARSHA &
19	8617	SAN SOUCI DR	RICHMOND GINA MICHELLE
20	8623	SAN SOUCI DR	MALCHODI WILLIAM J
21	8629	SAN SOUCI DR	GILBERT JONATHAN B
22	8620	SAN SOUCI DR	WALLACE JAMES CLARE III LIFE EST
23	8628	SAN SOUCI DR	BTHI ONE LLC
24	8618	LOCKHAVEN DR	BARNES JONATHAN D &
25	8614	LOCKHAVEN DR	HENRY MICAH R & SHAREN D
26	8608	LOCKHAVEN DR	TAYLOR JAMES SHAWN & VIRGINIA LEE

06/24/2024

Label #	*Address*		*Owner*
27	8604	LOCKHAVEN DR	LOWE DAVID WOODSON
28	8615	LOCKHAVEN DR	OGILVIE DANIEL W & LAYNE C
29	8609	LOCKHAVEN DR	BALL PATRICIA
30	8605	LOCKHAVEN DR	GORDON JOHN C & CORINNE A
31	8529	LOCKHAVEN DR	ARENSMAN MARY E
32	8525	LOCKHAVEN DR	GREEN LINDA HICKS
33	8521	LOCKHAVEN DR	GIBSON LAUREN WOOD & JEMAL DEFRANZ JR
34	8515	LOCKHAVEN DR	GREER GEVIN R
35	8509	LOCKHAVEN DR	ROUBLE JANA
36	8505	LOCKHAVEN DR	PETRIN NOEL ABRAHAM &
37	8528	LOCKHAVEN DR	SHARMA NITIN
38	8524	LOCKHAVEN DR	ROBINSON JAMES M &
39	8520	LOCKHAVEN DR	BARRY EMILY
40	8514	LOCKHAVEN DR	SINNOTT STEFANI A
41	8508	LOCKHAVEN DR	PIEROTTI MICHAEL E &
42	8504	LOCKHAVEN DR	IRVING DEMARCUS KENTA & TAWALLA D
43	10410	E NORTHWEST HWY	PS LPT PROPERTIES INVESTORS
44	8501	LULLWATER DR	CPF SENIOR LIVING
45	10409	E NORTHWEST HWY	TURTLE CREEK RESERVE LLC
46	8615	LULLWATER DR	JSC LAKE HIGHLANDS REALTY LP