

FILE NUMBER: Z234-150(MB) **DATE FILED:** January 5, 2024
LOCATION: North line of Lake June Road, east of Saint Augustine Drive
COUNCIL DISTRICT: 5
SIZE OF REQUEST: Approx. 29.5 acres **CENSUS TRACT:** 48113011901

REPRESENTATIVE: Victor Toledo, Greenleaf Ventures LLC

OWNER: Dallas County Commissioners Court Administration

APPLICANT: Greenleaf Ventures LLC, Kaizen Development Group LLC

REQUEST: An application for a Planned Development District for TH-3(A) Townhouse District uses and LO-1 Limited Office District uses on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to accessory uses, setbacks, height, lot coverage, and parking.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District.
- The request site is approximately 29.5 acres in size.
- Site is currently undeveloped.
- The proposed development will involve a tract of detached single-family housing and an office building.
- To build to the desired conceptual plan, the applicant requests modifications to the base TH-3(A) Townhouse District. These modifications include increased side yard setbacks and lot coverage, as well as allowing an office use and an accessory community center (private) by-right.
- The applicant also proposes modified development standards primarily related to height, parking, and design standards in compliance with the City's Comprehensive Environmental & Climate Action Plan (CECAP).
- The public realm will be enhanced by design standards that preserve natural features and protect natural resources, while allowing the provisioning of smaller-scale housing.

Zoning History:

There have been six zoning cases in the area within the last five years.

1. Z190-245: On June 15, 2020, staff approved an application for automatic renewal for Specific Use Permit No. 1809 for an open-enrollment charter school on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay with deed restrictions [Z956-141], on the west line of North Masters Drive, south of Lake June Road.

2. Z190-307: On December 9, 2020, City Council approved an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north line of Lake June Road west of Masters Drive.

3. Z212-330: On April 12, 2023, City Council approved an application for the renewal of Specific Use Permit No. 2398 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay at the northwest corner of Lake June Road and North Masters Drive.

4. Z223-137: On June 13, 2023, staff approved an application for automatic renewal for Specific Use Permit No. 2195 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned as a CR Community Retail District with a D-1 Liquor Control Overlay, located on the southeast corner of St. Augustine Drive and Lake June Road.

5. Z223-197: On December 13, 2023, City Council approved an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use, on property located within a CR Community Retail District with a D Liquor Control Overlay on the south line of Lake June Road, east of North St. Augustine Road.

6. Z223-158: On June 26, 2024, City Council approved an application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the north line of Lake June Road, west of North Masters Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100 feet
St Augustine Road	Community Collector	60 feet
Tokowa Drive	Local Street	-
Neosho Drive	Local Street	-

Traffic:

The Engineering Division of Development Services has advised that a Traffic Impact Study will be required at permitting to determine any off-site impacts and improvements that would be required.

Engineering has also recommended that the office portion of the site on Lake June Road prohibit left turns from Lake June Road due to the alignment of the driveways of the site, which has been incorporated into the site plan for the office.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in

evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC 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 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

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.

Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily District and R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A)	Single family
South	CR Community Retail	Multifamily, undeveloped
East	R-7.5(A)	Single family
West	R-7.5(A), PD No. 807	Single family, library

Land Use Compatibility:

The request site is currently undeveloped. The applicant is requesting a Planned Development District. Applicant’s proposed conditions would deviate from base zoning to require larger side setbacks, as well as allowing greater height for the accessory community center (private) and office uses.

The immediate surroundings of the site are primarily single family residential, with subdivisions to the north and east of the site. The development would connect to Neosho and Tokowa Drives, and extend the alleyways to the east of the site in order to connect to the roadways in the development. The site of the proposed office would be across from a CR Community Retail district, with a library to the west and single family to the east. No connection would be made between the office site and the single family subdivision.

Additionally, the proposed conditions include protections to advance the city’s goals of the Comprehensive Environmental & Climate Action Plan (CECAP), including ribbon-style driveways and narrower roads to reduce the heat island effect, and restrictions on lots adjacent to Prairie Creek to reduce runoff into the creek.

Staff supports the requested Planned Development District as the area is suitable for single family residential uses as well as the proposed office use. The city’s comprehensive plan identifies the area as a residential neighborhood Vision Building Block. The base TH-3(A) Townhouse District would allow for the proposed lot sizes with minor deviations and enhancements.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing MF-2</u>	15'	Single family: no min.	Single family: 1,000 sf	No max	36' w/ RPS	Residential: 60% Non-res: 50%
<u>Existing R-7.5(A)</u>	25'	Single family: 5'	Min. lot size 7,500 sf	No max	30'	45% max.
<u>Base TH-3(A)</u>	No min.	Single family: no min.	Single family: 2,000 sf	No max	36'	Residential: 60% max. Non-res: 25%
<u>Proposed PD</u>	No min.	Single family: 2' side	Single family: 2,000 sf	No max	36' 40' for accessory community center (private) and office	75% max.

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	Use permitted by right as a Limited Use (51A-4.218)
RC	Use permitted as Restricted Component in GO(A) district

	Existing	Proposed	Proposed
Use	MF-2(A) / R-7.5(A)	TH-3(A) Base (Tract 1)	LO-1 Base (Tract 2)
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production	•	•	•
Private stable	★	★	
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop			
Bus or rail transit vehicle maintenance or storage facility			
Catering service			
Commercial cleaning or laundry plant			
Custom business services			
Custom woodworking, furniture construction, or repair			
Electronics service center			
Job or lithographic printing			
Labor hall			
Machine or welding shop			
Machinery, heavy equipment, or truck sales and services			
Medical or scientific laboratory			
Technical school			
Tool or equipment rental			
Vehicle or engine repair or maintenance			
INDUSTRIAL USES			
Alcoholic beverage manufacturing			

	Existing	Proposed	Proposed
Use	MF-2(A) / R-7.5(A)	TH-3(A) Base (Tract 1)	LO-1 Base (Tract 2)
Gas drilling and production	S	S	S
Gas pipeline compressor station			
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	S
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	S	S	L
Cemetery or mausoleum	S	S	S
Child-care facility	S	S	L
Church	•	•	•
College, university, or seminary	S	S	
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions	R (MF-2)	S	
Convent or monastery	• (MF-2) / S (R-7.5)	S	
Foster home	• (MF-2) / S (R-7.5)	S	
Halfway house			
Hospital	S (MF-2)		
Library, art gallery, or museum	S	S	•
Open-enrollment charter school or private school	S	S	S
Public school other than an open-enrollment charter school	S	S	R
LODGING USES			
Hotel or motel			
Extended stay hotel or motel			
Lodging or boarding house	• (MF-2)		
Overnight general purpose shelter			
MISCELLANEOUS USES			
Carnival or circus (temporary)			
Hazardous waste management facility			

	Existing	Proposed	Proposed
Use	MF-2(A) / R-7.5(A)	TH-3(A) Base (Tract 1)	LO-1 Base (Tract 2)
Placement of fill material	★	★	★
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment			
Financial institution without drive-in window			•
Financial institution with drive-in window			
Medical clinic or ambulatory surgical center			•
Office		•	•
RECREATION USES			
Country club with private membership	R (MF-2) / S (R-7.5)	S	•
Private recreation center, club, or area	S	S	S
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house	• (MF-2)		S
Duplex	• (MF-2)	•	
Group residential facility	★ (MF-2)		
Handicapped group dwelling unit	★	★	
Manufactured home park, manufactured home subdivision, or campground			
Multifamily	• (MF-2)		
Residential hotel	★ (MF-2)		
Retirement housing	• (MF-2)		
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			S
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			

	Existing	Proposed	Proposed
Use	MF-2(A) / R-7.5(A)	TH-3(A) Base (Tract 1)	LO-1 Base (Tract 2)
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			
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			S
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 (R-7.5)	S	
Railroad passenger station			
Railroad yard, roundhouse, or shops			
STOL (short take-off or landing port)			

	Existing	Proposed	Proposed
Use	MF-2(A) / R-7.5(A)	TH-3(A) Base (Tract 1)	LO-1 Base (Tract 2)
Transit passenger shelter	★	★	★
Transit passenger station or transfer center	S	S	S
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station			
Electrical generating plant			
Electrical substation	S	S	S
Local utilities	★	★	★
Police or fire station	S	S	S
Post office			
Radio, television, or microwave tower	S	S	S
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	★	★	★
Utility or government installation other than listed	S	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			

Design Standards

The proposed PD includes the following design standards:

- Driveways that access front entry garages must be located a minimum of 18 feet from other driveways (excluding culs de sac)
- At least 10% of driveways must be built as ribbon driveways or other pervious materials or designs.
 - Staff recommends 30%.
- Staff recommends garage doors must be recessed a minimum of X feet from the front façade of the structure.
- Six-foot-wide sidewalks
 - Staff recommends six-foot-wide sidewalks with a minimum buffer of five feet, pedestrian-scale lighting, enhanced crosswalks, and pedestrian amenities including benches and trash receptacles.
- Staff recommends that 10% of space in Tract 1 be reserved for open spaces, defined in the proposed conditions.
- Pedestrian walking trails connecting to Tract 3 will be provided.

Staff's recommendations are intended to improve the livability of the proposed development. The increased requirement for ribbon driveways or other pervious materials would reduce the heat island effect within the neighborhood and further protect Prairie Creek from stormwater runoff, furthering the goals of the city's Comprehensive Environmental and Climate Action Plan (CECAP).

The requirement for garage doors to be recessed improves the pedestrian experience by creating a more inviting visual environment. Prominent front entrances and porches provide a sense of connection from the house to the street.

The requirements related to sidewalks also improve livability and promote pedestrian safety. When a development has wider sidewalks that are set back from the street, people are more inclined to walk. Providing residents with a safe environment for walking can promote a sense of community, as neighbors see each other out and about. Pedestrian-scale lighting and enhanced crosswalks also increase safety, particularly at night. The pedestrian amenities help activate the neighborhood by providing places to rest and to dispose of waste, reducing litter and improving neighborhood character.

The requirements for open space also improve the character of the neighborhood. While the adjacency to Prairie Creek in Tract 3 is valuable, providing open space throughout

the neighborhood promotes a sense of completeness. Open space could be distributed throughout the neighborhood to provide visual breaks of what would otherwise be long rows of houses. Alternatively, a large open space area could serve as a neighborhood destination for residents, in addition to Prairie Creek and the nearby St Augustine Park.

Landscaping:

Landscaping will be provided per Article X regulations, as amended.

Parking:

The proposed conditions would require parking as follows:

For single family, a minimum of two off-street parking spaces are required per lot. Assigned parking may be provided by tandem spaces.

For accessory community center (private) and office uses: a minimum of 1 parking space per 333 square feet of floor area is required.

Market Value Analysis:

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

List of Officers

Greenleaf Ventures, LLC

D. Kent Casey

Victor Toledo

Kaizen Development Group, LLC

Nick Summerville

Derrick Evers

PROPOSED CONDITIONS

ARTICLE _____.

PD _____.

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

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

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

PD ____ is established on property bounded by Lake June Road and St. Augustine Road. The size of PD ____ is approximately 29.5 acres at the northeast corner of these roadways.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit __A: conceptual plan.

SEC. 51P- ____ .105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit __A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For single family and accessory community center (private) uses, development and use of the Property must comply with a subdivision plat. If there is a conflict between the text of this article and a subdivision plat, the text of this article controls.

SEC. 51P-____.107. MAIN USES PERMITTED.

a) Tract 1.

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

b) Tract 2.

1. The only main uses permitted are those main uses permitted in the LO-1 Limited Office District, subject to the same conditions applicable in the LO-1 Limited Office District, as set out in Chapter 51A. For example, a use permitted in the LO-1 Limited Office District only by SUP is permitted in this district only by SUP; a use subject to DIR in the LO-1 Limited Office District is subject to DIR in this district, etc.

c) Tract 3.

1. Development is prohibited in Tract 3 except for public utilities.

SEC. 51P-____.108. 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 permitted by right.

-- Accessory community center (private) [*In Tract 1 only*].

SEC. 51P-____.109. 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) Tract 1
 - 1) In general. Except as provided in this section, the yard, lot, and space regulations for the TH-3(A) Townhouse District apply in this tract.
 - 2) Side yard.
 - i. For residential uses, minimum side yard is two feet.
 - 3) Rear yard. For residential uses located adjacent to Prairie Creek, minimum rear yard is 80 feet.
 - 4) Lot coverage. Maximum lot coverage is 75 percent.
 - 5) Stories. For residential uses located adjacent to Prairie Creek, maximum number of stories is two.
- b) Tract 2
 - 1) In general. The yard, lot, and space regulations for the LO-1 Limited Office District apply in this tract.

SEC. 51P- ____ .110. OFF-STREET PARKING AND LOADING.

- a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- b) Residential uses. For residential uses, a minimum of two off-street parking spaces are required per lot. Assigned parking may be provided by tandem spaces.
- c) Accessory community service center uses. For accessory community service center uses, a minimum of 1 parking space per 333 square feet of floor area is required.
- d) Office uses. For office uses, a minimum of 1 parking space per 333 square feet of floor area is required.

SEC. 51P- ____ .111. LANDSCAPING.

- (a) Except as provided, landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.
- (c) A tree mitigation plan must be approved by the department of planning and development prior to issuance of a building permit on the Property.

SEC. 51P- ____ .113. DESIGN STANDARDS FOR RESIDENTIAL USES.

- a) Applicability. This section applies to all new residential uses.
- b) Timing of construction of common amenities. All common amenities must be installed once 50 percent of the lots in the residential development have been platted.
- c) Garage and driveway orientation.
 - 1. In general. Except as provided in this subsection, driveways that access front entry garages must be located a minimum of 18 feet away from adjacent driveways.
 - 2. Culs de sac. The minimum 18-foot separation between adjacent driveways required by paragraph (1) is not required for residential uses that are located on a cul de sac.

STAFF RECOMMENDED CONDITION:

- 3. Garage doors. All garage doors must be recessed a minimum of five feet from the front façade of the structure.

- d) Ribbon driveways or other pervious materials are required for 10% of the driveways.

STAFF RECOMMENDED CONDITION:

- d) Ribbon driveways or other pervious materials are required for 30% of the driveways.

- e) Fencing.
 - a. Maximum fence height is eight feet.
 - b. All fences along an open space, a detention/retention pond, and/or adjacent to Prairie Creek must have a surface area that is a minimum of 50 percent open.
- f) Sidewalks.
 - a. A minimum six-foot-wide unobstructed sidewalk must be provided along all public streets, private drives, and/or shared access easements.

STAFF RECOMMENDED CONDITION:

- f) Sidewalks.
 - b. A minimum six-foot-wide unobstructed sidewalk with a minimum five-foot-wide buffer must be provided along all public streets, drives, and/or shared access easements.

- c. Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5-foot candles must be provided along sidewalks and adjacent to all public streets, drives, and/or shared access easement. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.
- d. Enhanced pedestrian crosswalks. At each intersection of a public street, drive, and/or shared access easement with a sidewalk, the public street, drive, and/or shared access easement must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.
- e. Pedestrian amenities. The following pedestrian amenities are required along the combined length of all sidewalks:
 - i. 10 benches.
 - ii. 10 trash cans.

STAFF RECOMMENDED CONDITION:

g) Open space.

1. At least 10 percent of the residential development must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping.
 - (i) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.
 - (ii) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.
 - (iii) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.
 - (iv) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.
 - (v) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.
2. Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

h) Detention ponds. Any detention ponds must also be used for retention and include a water fountain feature.

i) Tract 3 connection. A pedestrian connection to Tract 3 must be provided at each cul de sac adjacent to Tract 3.

SEC. 51P- ____ .114. SIGNS.

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

(b) Tract 3. Signs are prohibited in Tract 3.

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

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

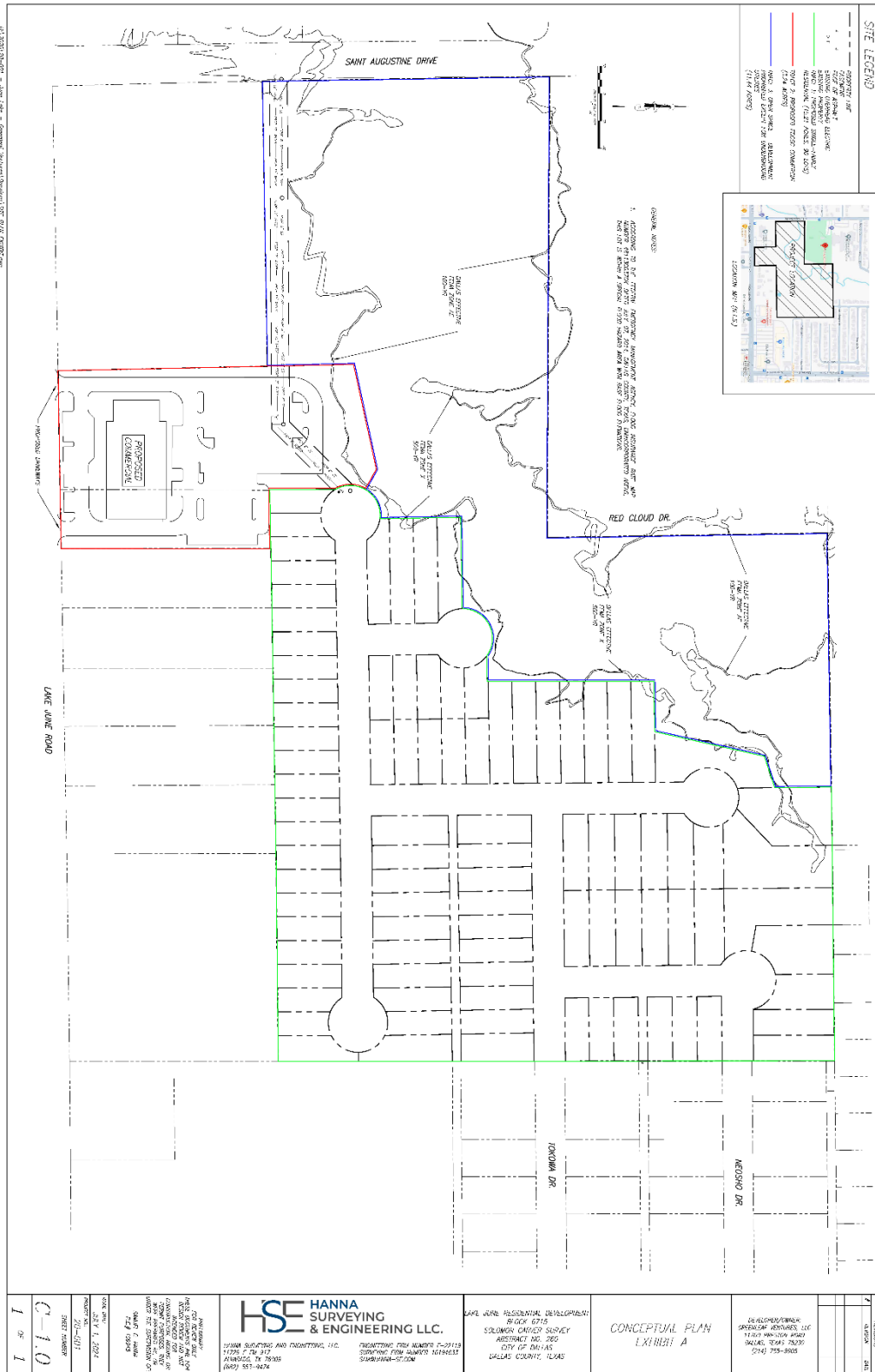
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

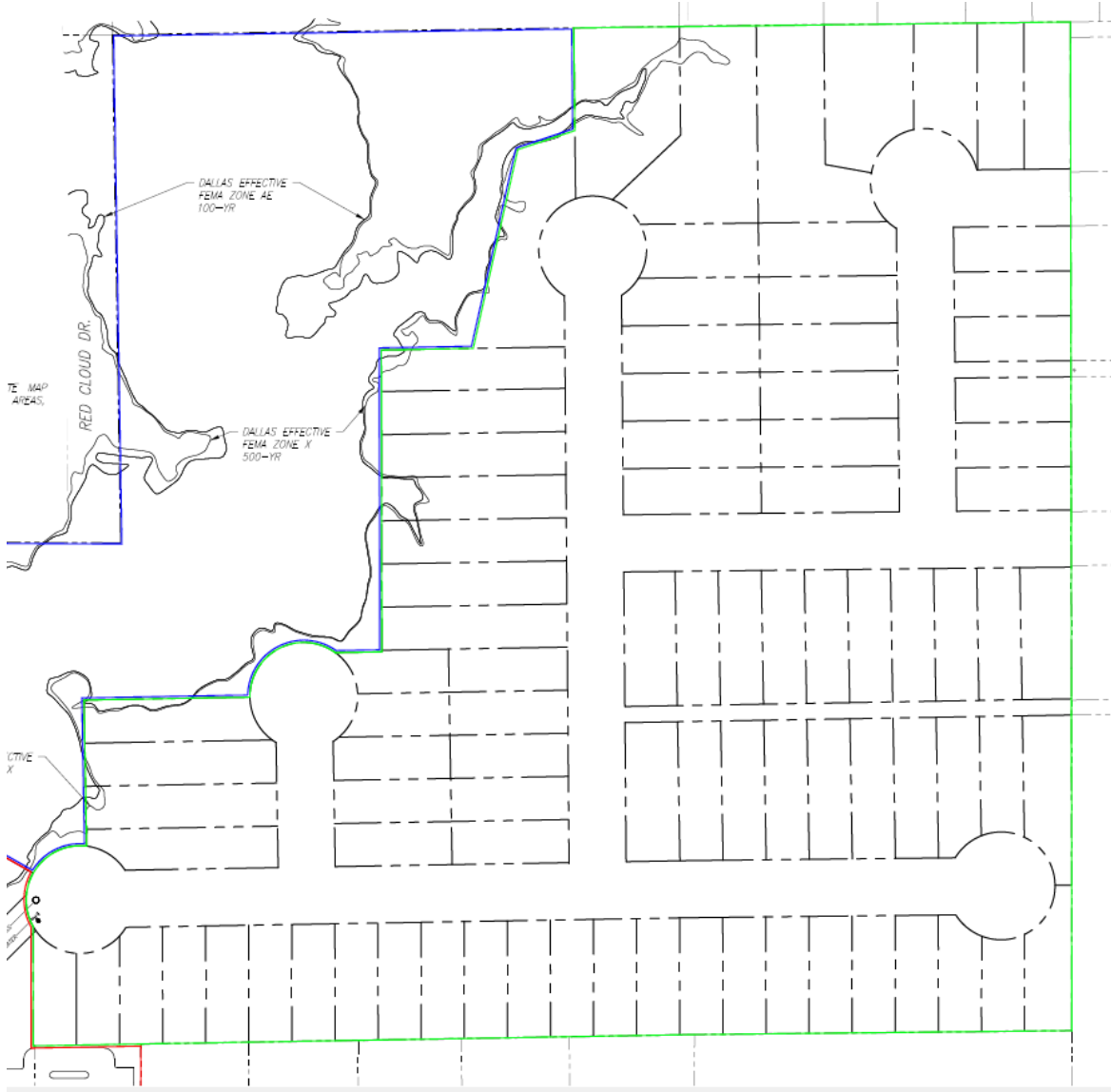
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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.

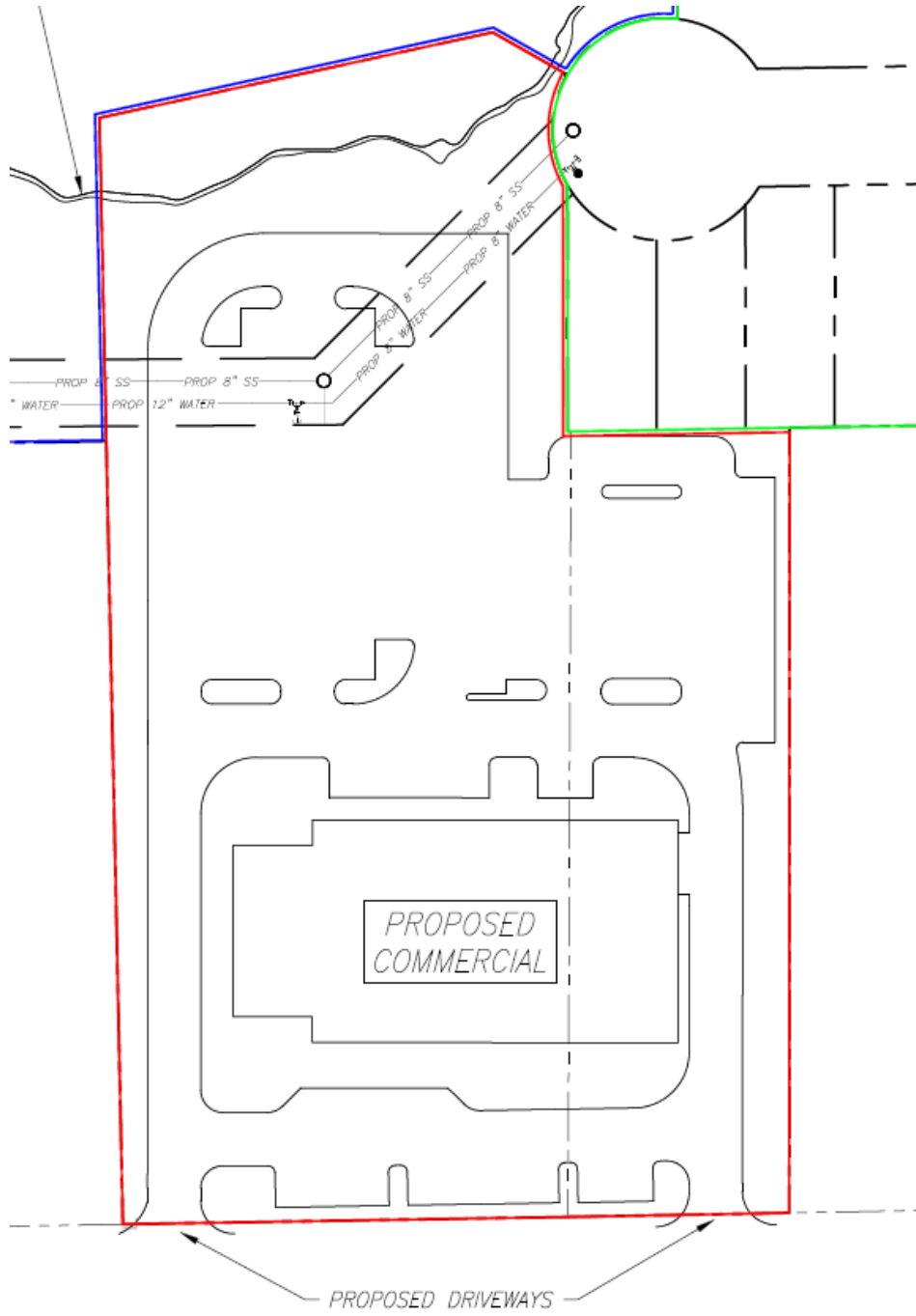
PROPOSED CONCEPTUAL PLAN

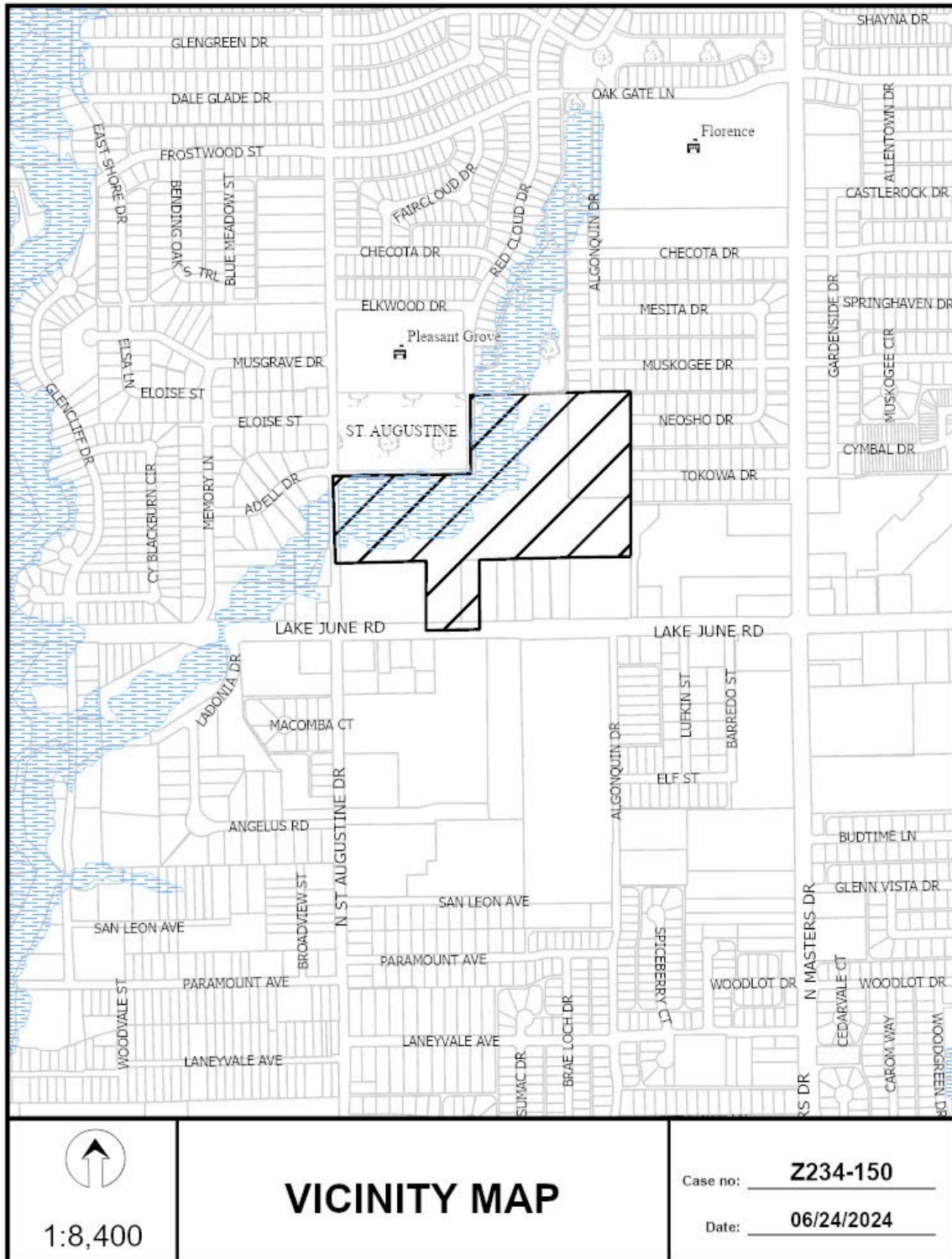


PROPOSED CONCEPTUAL PLAN (DETAIL, RESIDENTIAL)

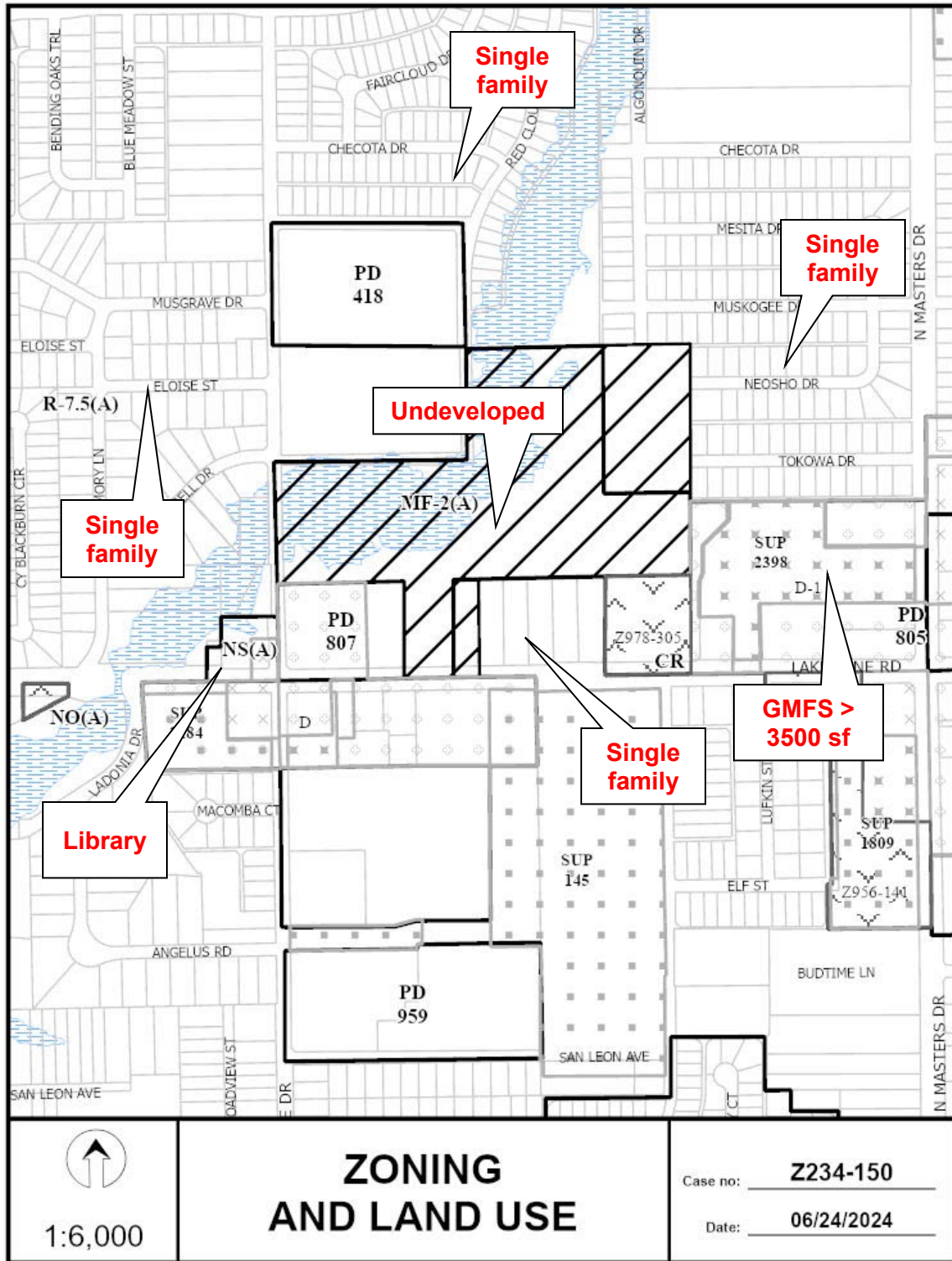


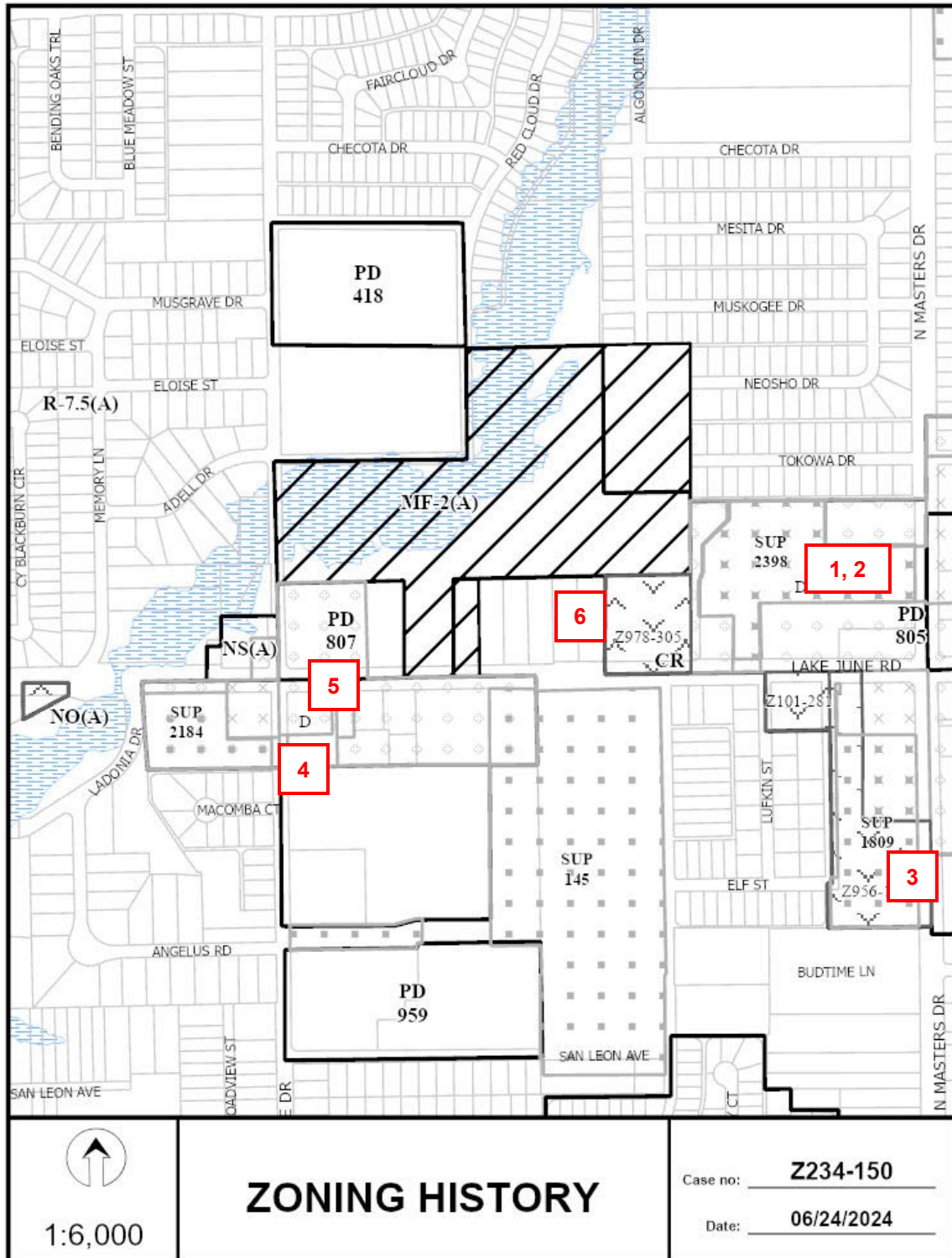
PROPOSED CONCEPTUAL PLAN (DETAIL, OFFICE)

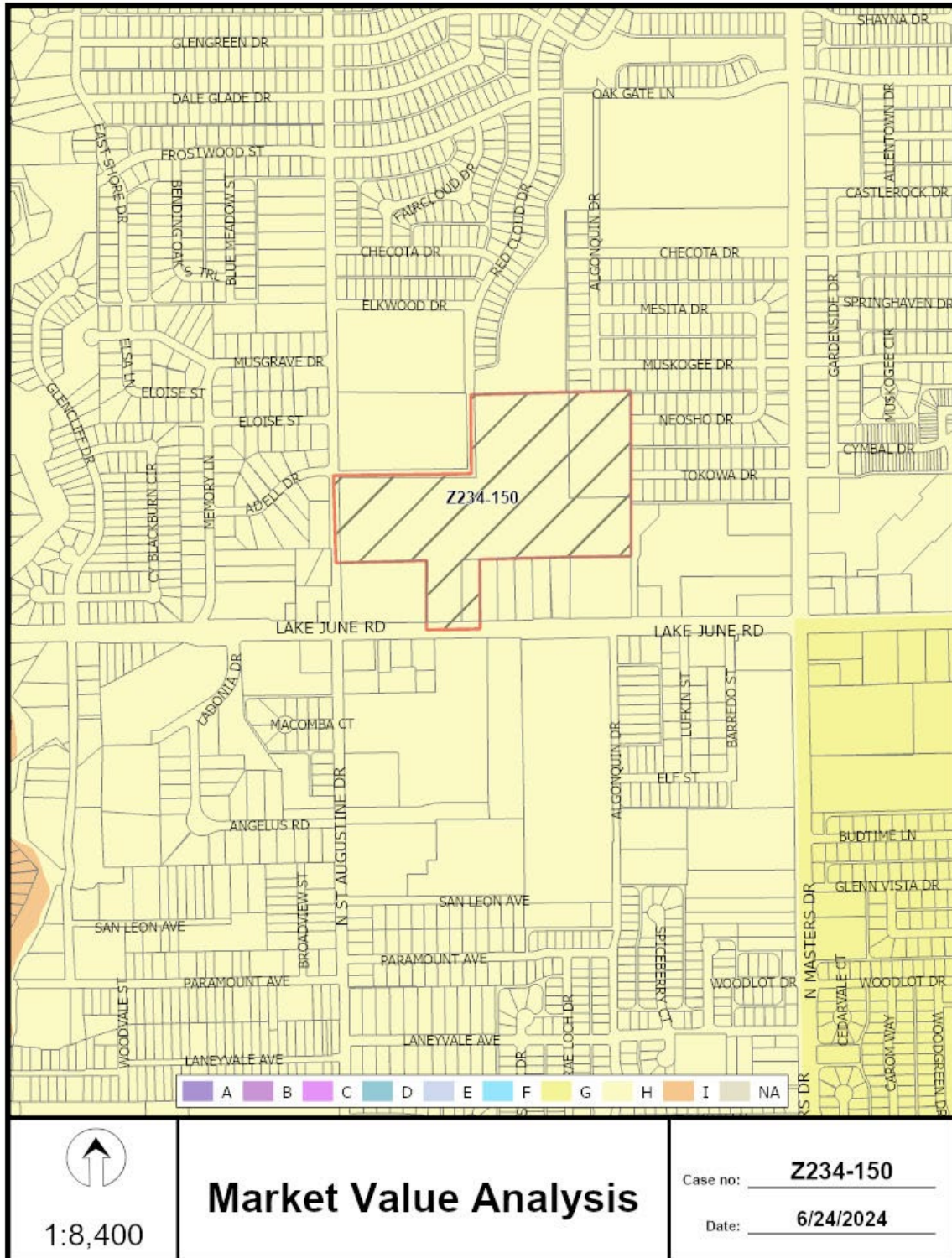


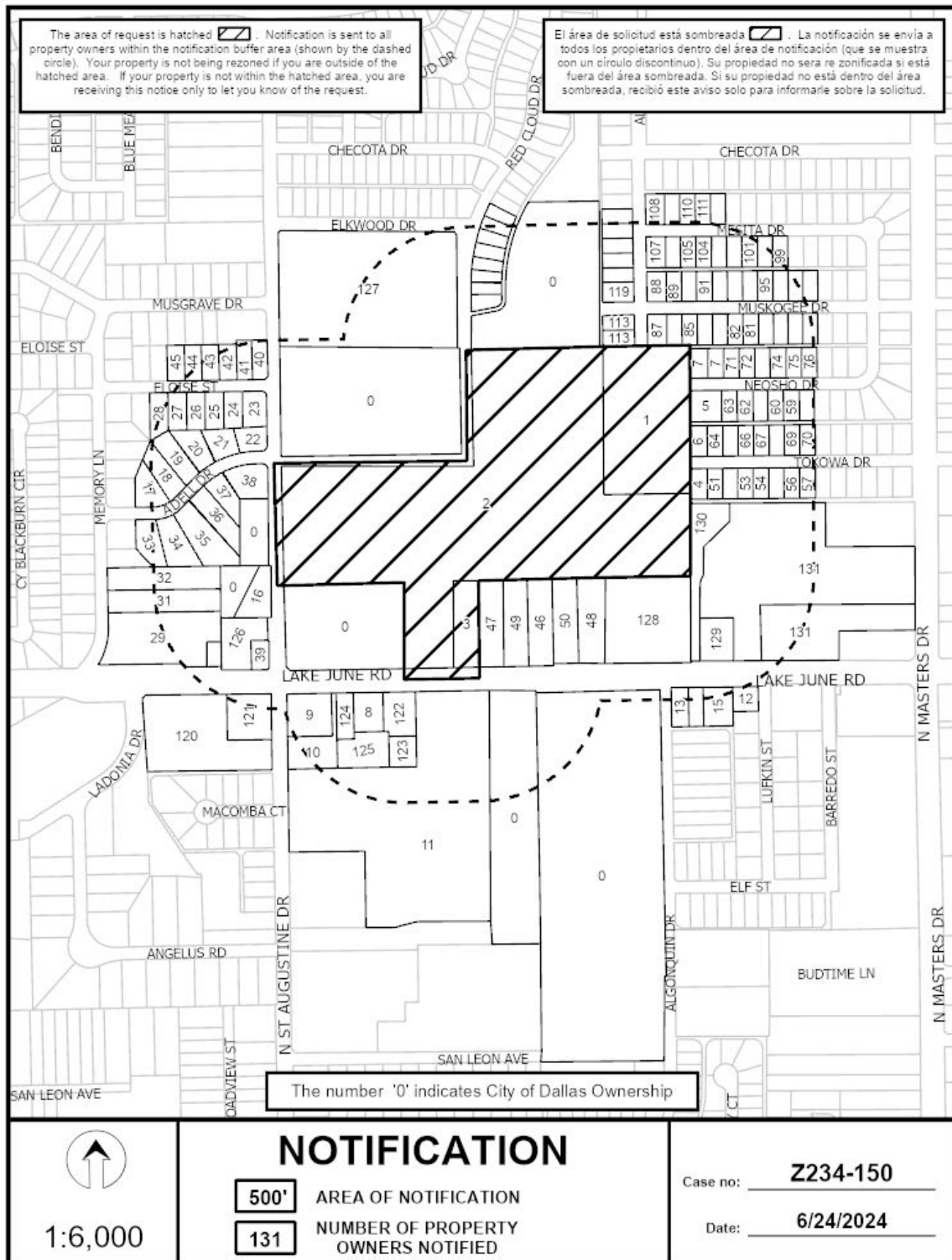












06/24/2024

Notification List of Property Owners***Z234-150******131 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9711 LAKE JUNE RD	NILVI JAGJIT S
2	9621 LAKE JUNE RD	PLEASANT GROVE PARTNERS L
3	9731 LAKE JUNE RD	GUERRA ZARAGOZA & YOLANDA
4	10018 TOKOWA DR	DEAVILA ARTURO & OLGA
5	10022 NEOSHO DR	OLIVAS LUZ ADELINA
6	10017 TOKOWA DR	FORSAN PROPERTIES LLC
7	10017 NEOSHO DR	FM VIII LLLC
8	9630 LAKE JUNE RD	VARUGHESE REGI &
9	9600 LAKE JUNE RD	TORRES ANTONIO &
10	1230 N ST AUGUSTINE RD	REZAEIZADEH MASOUD &
11	1198 ST AUGUSTINE DR	LA HACIENDA LLC
12	10022 LAKE JUNE RD	ELIZARRARAS GUILLERMO REA &
13	10002 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY
14	10016 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY
15	10020 LAKE JUNE RD	LITTLE BETHEL
16	1313 ST AUGUSTINE RD	REDD JOE
17	9515 ADELL DR	VALLEJO GEORGE
18	9527 ADELL DR	ALANIS YESENIA
19	9533 ADELL DR	BARRERA LUPE
20	9537 ADELL DR	LONG PRESTON B
21	9543 ADELL DR	Taxpayer at
22	9549 ADELL DR	PEREZ MARIA
23	9548 ELOISE ST	RAMSEY RALPH M
24	9542 ELOISE ST	GEORGE RAYMOND
25	9536 ELOISE ST	REAMES THOMAS E
26	9530 ELOISE ST	POMPA EFRAIN GAONA &

06/24/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9524 ELOISE ST	SALAZAR PURDENCO &
28	9518 ELOISE ST	VASQUEZ SILVIA CERVANTES
29	1310 MEMORY LN	WINN KENNETH B
30	9501 LAKE JUNE RD	GOMEZ ESTEBAN
31	1324 MEMORY LN	MARTINEZ JUAN ANTONIO &
32	1334 MEMORY LN	ESPINOZA EDUARDO & MARTHA
33	9512 ADELL DR	CROWELL RONALD WAYNE & DONNA FRANCES
34	9518 ADELL DR	AGUIRRE JOSE J
35	9522 ADELL DR	PAEZ MARIA
36	9528 ADELL DR	HERNANDEZ ALEJANDRO & AMBER
37	9534 ADELL DR	SANCHEZ DAVID HERNANDEZ &
38	9546 ADELL DR	ESPINOZA ARTURO &
39	9545 LAKE JUNE RD	SWEETWATER ASSOCIATES
40	9549 ELOISE ST	VARGAS ANTONIO JOSE
41	9545 ELOISE ST	GUEL MARIA DEL SAGRARIO RODRIGUEZ
42	9539 ELOISE ST	IVES BARBARA
43	9535 ELOISE ST	LOPEZ DANIEL RAMIREZ &
44	9529 ELOISE ST	GOMEZ FILADELFIO
45	9523 ELOISE ST	LOPEZ RAMIRO
46	9819 LAKE JUNE RD	MENDOZA ARMANDO & CONSUELO LIFE ESTATE
47	9805 LAKE JUNE RD	Taxpayer at
48	9903 LAKE JUNE RD	TAPIA JACOBO A RAMOS
49	9811 LAKE JUNE RD	HARRIS MARGARET J
50	9827 LAKE JUNE RD	MITCHELL LINDA
51	10022 TOKOWA DR	DE AVILA ARTURO & OLGA
52	10026 TOKOWA DR	FISHER PATRICE
53	10032 TOKOWA DR	REYES MARIA E
54	10036 TOKOWA DR	MORA JERONIMO
55	10040 TOKOWA DR	ICSUD LLC
56	10044 TOKOWA DR	GUERRERO HERMELINDA &
57	10104 TOKOWA DR	SHEKHAS INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10048 NEOSHO DR	CHAVEZ PEGGY
59	10042 NEOSHO DR	MITCHELL MARK ELBERT SR
60	10038 NEOSHO DR	IZAGUIRRE LAURENCIA & VICTOR
61	10034 NEOSHO DR	JOHNSON SANDRA K
62	10030 NEOSHO DR	LEWIS DAVID W & MARY J
63	10026 NEOSHO DR	COAHUILAS JOSE &
64	10021 TOKOWA DR	AMARO ABELINO &
65	10025 TOKOWA DR	JONES LINDA
66	10031 TOKOWA DR	RUIZ YARED
67	10035 TOKOWA DR	SEJA LETICIA
68	10039 TOKOWA DR	HERRERA EFREN & ORALIA
69	10043 TOKOWA DR	GOVELLAN JULIAN
70	10103 TOKOWA DR	Taxpayer at
71	10025 NEOSHO DR	SIMPSON GREGORY
72	10031 NEOSHO DR	VARGAS ANAISA G &
73	10035 NEOSHO DR	PEREZ JOSE J
74	10039 NEOSHO DR	KAM AND KWAN MAK FAMILY LTD
75	10043 NEOSHO DR	MITCHELL LUTHERINE
76	10047 NEOSHO DR	LEIJA MARIO MARTINEZ
77	10116 MUSKOGEE DR	ALVARADO HECTOR & OLIVIA
78	10110 MUSKOGEE DR	BOWDEN BERNIE C
79	10104 MUSKOGEE DR	DISTINGUISH CAPITAL HOLDINGS
80	10034 MUSKOGEE DR	GARCIA ERIC & ANGELICA
81	10030 MUSKOGEE DR	LISENBE PATSY
82	10026 MUSKOGEE DR	DAVILA RUTH C EST OF
83	10022 MUSKOGEE DR	MORENO PORFIRIO GARCIA
84	10018 MUSKOGEE DR	HERNANDEZ ANDRES
85	10014 MUSKOGEE DR	RAMIREZ FRANCISCO TREJO &
86	10008 MUSKOGEE DR	QUEST IRA INC
87	10006 MUSKOGEE DR	EDMUN JEWELL ANAYA & BETTY MAE
88	10005 MUSKOGEE DR	REEVES DETRA S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10009 MUSKOGEE DR	BALDERAS ARTURO JR &
90	10015 MUSKOGEE DR	BUARD HERBERT H &
91	10019 MUSKOGEE DR	HERNANDEZ JOSE G
92	10023 MUSKOGEE DR	SAUKHLA FAMILY TRUST THE
93	10027 MUSKOGEE DR	GARCIA JUAN &
94	10031 MUSKOGEE DR	Taxpayer at
95	10035 MUSKOGEE DR	HERNANDEZ FRANCISCO
96	10103 MUSKOGEE DR	COLUNGA MAYRA A
97	10107 MUSKOGEE DR	Taxpayer at
98	10111 MUSKOGEE DR	CHAVEZ MARIA ANGELICA ROCHA
99	10038 MESITA DR	MATHEWS BETTY ALICE
100	10034 MESITA DR	HERNANDEZ ANDREA &
101	10030 MESITA DR	MITCHELL CLARENCE
102	10026 MESITA DR	RODRIGUEZ MAYRA SANCHEZ
103	10022 MESITA DR	BAGBY VELMA L
104	10018 MESITA DR	PINAL SILVIA
105	10014 MESITA DR	ANGEL JULIO C &
106	10008 MESITA DR	BAKER JOHNNY R & AUDREY
107	10004 MESITA DR	NOBLES ROBERT LEE
108	10005 MESITA DR	CASTILLO MARI LUISA
109	10009 MESITA DR	TIRADO JOSE
110	10015 MESITA DR	ONE CLEAR KEY PROPERTY
111	10019 MESITA DR	VAZQUEZ BLAS R
112	10023 MESITA DR	GONZALEZ GERARDO O
113	1445 ALGONQUIN DR	MARMOLEJO OSCAR DANIEL
114	1533 ALGONQUIN DR	ADAMES MARIA
115	1527 ALGONQUIN DR	GUEVARA JENARO &
116	1521 ALGONQUIN DR	PEREZ MARY
117	1515 ALGONQUIN DR	SALLIE RICHARD EARL
118	1509 ALGONQUIN DR	FELLOWS REBECCA HOPE
119	1505 ALGONQUIN DR	HAND KEVIN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9500 LAKE JUNE RD	9500 LAKE JUNE LLC
121	1200 ST AUGUSTINE RD	EVEREST FINANCIAL CORP
122	9650 LAKE JUNE RD	BRIGHT STAR MISS BAPT CH
123	9650 LAKE JUNE RD	LA HACIENDA
124	9620 LAKE JUNE RD	KIAS ASSET MGMT GROUP
125	9620 LAKE JUNE RD	LA HACIENDA LLC
126	9543 LAKE JUNE RD	LEE CHY D
127	1614 N ST AUGUSTINE RD	Dallas ISD
128	9911 LAKE JUNE RD	Taxpayer at
129	10025 LAKE JUNE RD	LAKEJUNE SRGM HOLDING LLC
130	10100 LAKE JUNE RD	ELLIS DEVELOPMENT COMPANY
131	10121 LAKE JUNE RD	PINFIN PROPERTIES LP