

FILE NUMBER: Z234-280(LC) **DATE FILED:** July 10, 2024

LOCATION: In an area bounded by Forest Road and Skyline Drive to the north, Shepherd Road to the west, and Stults Road to the south.

COUNCIL DISTRICT: 10

SIZE OF REQUEST: 67 acres **CENSUS TRACT:** 48113007805

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

OWNER/APPLICANT: Presbyterian Village North Forefront Living

REQUEST: An application for an amendment to and expansion of Planned Development District No. 456, on property zoned PD No. 456 and an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow adjustments to the boundaries of the subareas and to permitted uses and heights on the site.

STAFF RECOMMENDATION: Approval, subject to an amended Exhibit 456A (Conceptual Plan), amended Exhibit 456C, amended Exhibit 456D, amended Exhibit 456E, and amended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 456 and developed as a gated community with existing housing development and surface parking (approx. 67 acres in total size).
- Geographically located in Northeast Dallas, above the Dallas Arboretum and approx. 11 miles from downtown.
- This lot has frontage on Forest Lane, Landa Lane, Skyline Drive, Shepherd Road and Stults Road.
- The purpose of the request is to amend the current PD, make adjustments to subarea boundaries, height allowances, permitted uses and rezone a newly obtained lot.
- To accomplish this, the applicant is requesting a PD amendment.
- Updates are proposed to Development Plans 456C, 456D, and 456E. The only changes to these documents are adjustments to the subarea boundaries, matching the proposed conceptual plan, while leaving all building lines in place.

Zoning History:

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

1. **Z201-169:** On May 26, 2021, the City Council approved An application for an R-7.5(A) Single Family District on property zoned an R-10(A) Single Family District and NO(A) Neighborhood Office District, located on the Northeast corner of Greenville Avenue and Windy Crest Drive.
2. **Z201-193:** On July 15, 2021, the City Plan Commission recommended denial without prejudice 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. **Z201-311:** On March 9, 2022, City Council approved an application to amend Planned Development District No. 393, amend the conceptual plan, and seek approval of development plan for Tract 2, subject a subarea map, a conceptual plan, and conditions.
4. **Z212-138:** On April 27th, 2022, the City Council approved an application for MU-1 Mixed Use District on property zoned CR Community Retail District located on the north side of Forest Lane, west of Greenville Avenue.
5. **Z212-164:** On June 8, 2022, the City Council approved an application for an amendment to Planned Development District No. 220 on the west line of Stults Road, north of Vanguard Way.

6. **Z212-302:** On February 22, 2023, the City Council approved an application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center, located on the north line of Stults Road between Boundbrook Avenue and Clearwater Drive. [subject site]
7. **Z234-207:** An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of Greenville Avenue and Old Greenville Road, south of Forest Lane and north of Royal Lane. [Under review]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Forest Lane	PA – Principal Arterial	120'
Landa Lane	Local Street	--
Skyline Drive	Local Street	--
Shepherd Road	Local Street	--
Stults 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:

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 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas’ quality of life.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD. No. 456, Subareas A-F, R-10(A)	Multifamily, Single family
North	R-7.5(A), IR	Single family, Texas Instruments Headquarters & Warehouse
South	R-10(A), PD. No. 501	Single family, Stults Road Elementary
East	R-10(A), PD. No. 286	Single family, Forest Green Library
West	R-10(A)	Single family

Land Use Compatibility:

The area of request is currently zoned Planned Development District No. 456 and developed as a gated community with existing housing development and surface parking (approx. 67 acres in total size).

In every direction adjacent to the property is R-7.5(A) and R-10(A) single family uses. To the north is single family and IR developed as a warehouse and headquarters for Texas Instruments. To the south are single family and Pd. No. 501 developed with institutional uses as an elementary school. East of the property are single family uses and PD. No. 286 also with institutional uses developed as a library. Lastly, to the west of the subject site are just single family uses. With the immediate area being mostly composed of residential uses, mostly single family, as well as mix of important institutional uses, staff finds the applicant’s requested PD. amendment to allow adjustments to the boundaries of the subareas and to permitted uses and heights on the site to be appropriate and compatible with the surrounding area.

The applicant is not proposing any changes to the main uses permitted on site and within the PD. However, they are requesting to add two accessory uses that will contribute to the expansion of the property regarding services provided to residents.

Staff supports the applicant’s request to amend the existing PD. No. 456 and finds it to be appropriate for this area as it would not be detrimental to surrounding uses.

Development Standards:

District	Setback		Ht.	Lot Cvrg	Primary Uses
	Front	Side/Rear			
Existing: PD. No. 456 Subarea A	As shown on plan	As shown on plan	30'	25%	Institutional & community service, residential, office
Proposed: PD. No. 456 Subarea A	As shown on plan	As shown on plan	30'	25%	Institutional & community service, residential, office
Proposed: PD. No. 456 Subarea A1	As shown on plan	As shown on plan	30'	25%	Institutional & community service, residential, office
Existing: PD. No. 456 Subarea B	As shown on plan	As shown on plan	55'	25%	Institutional & community service, residential, office
Proposed: PD. No. 456 Subarea B	As shown on plan	As shown on plan	55"	25%	Institutional & community service, residential, office

District	Setback		Ht.	Lot Cvrg	Primary Uses
	Front	Side/Rear			
Existing: PD. No. 456 Subarea C	As shown on plan	As shown on plan	72'	25%	Institutional & community service, residential, office
Proposed: PD. No. 456 Subarea C	As shown on plan	As shown on plan	78'	25%	Institutional & community service, residential, office
Existing: PD. No. 456 Subarea D	As shown on plan	As shown on plan	30'	25%	Institutional & community service, residential, office
Proposed: PD. No. 456 Subarea D	As shown on plan	As shown on plan	36'	25%	Institutional & community service, residential, office
Existing: PD. No. 456 Subarea E	As shown on plan	As shown on plan	55'	25%	Institutional & community service, residential, office
Proposed: PD. No. 456 Subarea E	As shown on plan	As shown on plan	55'	25%	Institutional & community service, residential, office
Existing: PD. No. 456 Subarea F	As shown on plan	As shown on plan	30'	25%	Institutional & community service, residential, office
Proposed: PD. No. 456 Subarea F	As shown on plan	As shown on plan	78'	25%	Institutional & community service, residential, office

*Note: The creation of new subareas resulted in buildings straddling two subareas. For purposes of determining the location of a building for the site data table, the location of a building's main entrance or front door will define the location of the building.

The applicants' proposed conceptual plan shows adjustments to the subareas moving the permitted heights throughout the site, which is a part of the request to amend the PD. The applicant has obtained more land therefore there is a need to expand the boundaries. However, the applicant is cognizant of the immediate single-family adjacencies and have suggested a reorganization of the building heights within the PD site. They have proposed to adjust the heights of the buildings in subareas closest to the residential adjacencies to be lower than the structures within the PD furthest away from the adjacencies by allowed to be slightly taller. They expressed intent for this decision is that the shorter buildings be to the edges of the site to better fit the look, feel and style of the surrounding existing residential uses and concentrate the taller building more towards the center of the PD. To be cohesive with the proposed development plans and exhibits there must be adjustments made to the language of the PD and to the subarea map.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended, plus the additional landscaping provisions of PD No. 456.

Parking:

At permitting, the applicant would be required to comply with the standard parking ratios for the specified use, as well as any other uses and provisions of PD No. 456.

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 target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "I" MVA area. To the north of the site is the "F" MVA area, to the east of the site are both "B" and "I" MVA areas, to the south of the site are both "B" and "E" MVA areas and to the west of the site are both "B" and "I" MVA areas.

Z234-280(LC)

List of Officers

Presbyterian Village North Forefront Living

Timothy A. Mallad, Registered Agent

PROPOSED CONDITIONS

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~~ **67.15 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:

(1) **EARLY CHILDHOOD EDUCATION CENTER** means an educational facility consisting of no more than eight classrooms with ancillary office, educational, and outdoor areas that offers educational programming for children ages three through six years old, and which may be licensed as a child-care facility in the State of Texas.

(2) **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.

(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; 32402)

SEC. 51P-456.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 456A: conceptual 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; 32402)

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 plan (Exhibit 456A). If there is a conflict between the text of this article and the conceptual 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; 32402)

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 [*Subarea B only*].
- Retirement housing. (Ord. Nos. 24382; 25423; 29271; 32402)

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.
- Commissary.
- Services building.

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

- One ~~three-hole~~ 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 S[s]ubsection (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 and A1, 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~~ 78 feet.

(4) Subarea D Maximum structure height is ~~30~~ 36 feet.

(5) Subarea F . Maximum structure height is ~~30~~ 78 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.

(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) Early childhood education center.

(1) Required off-street parking. One space per 500 square feet of floor area is required.

(2) Required off-street loading.

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

(Ord. Nos. 24382; 25423; 29271; 32402)

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.

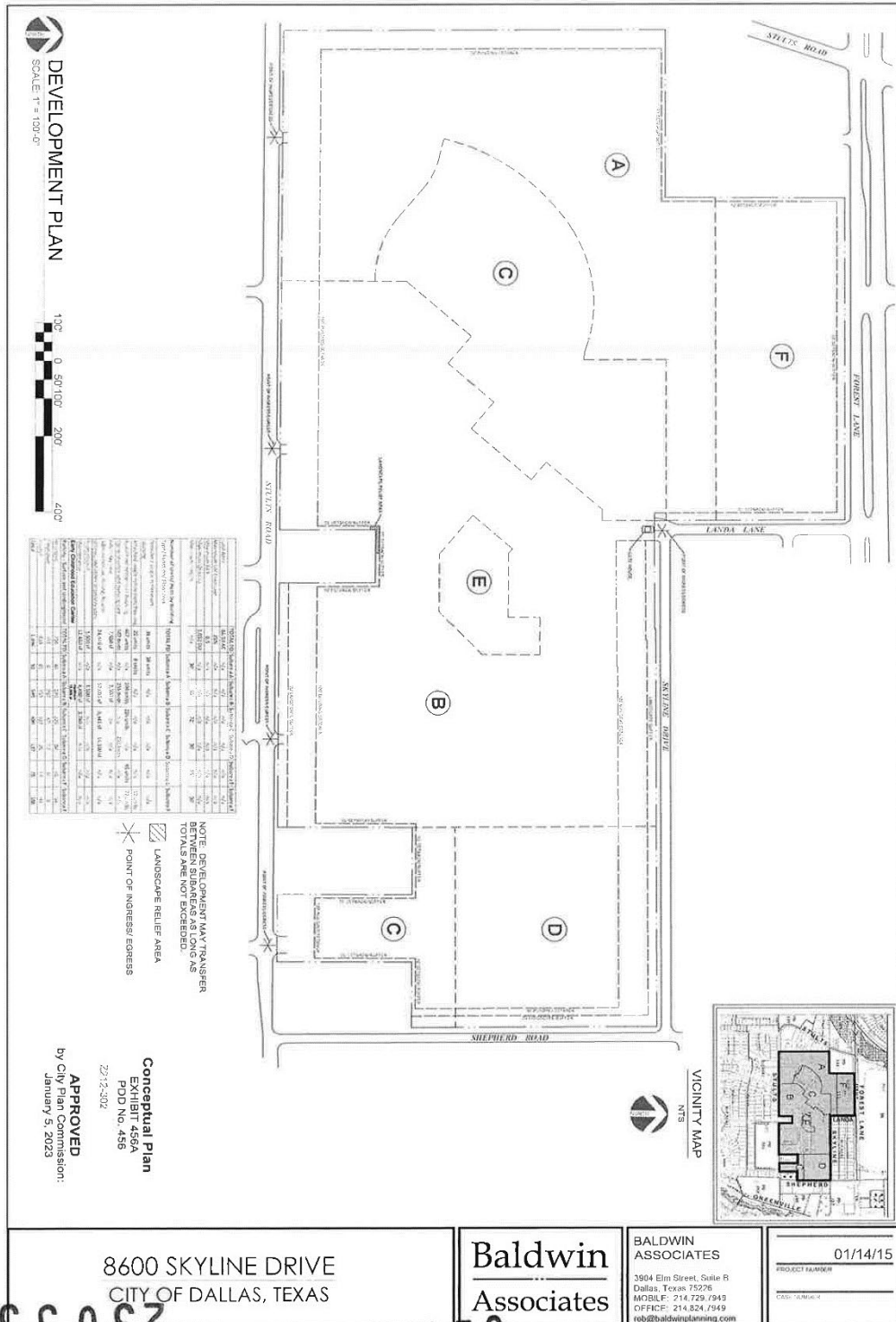
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 24382; 2542; 26102; 29271)

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.

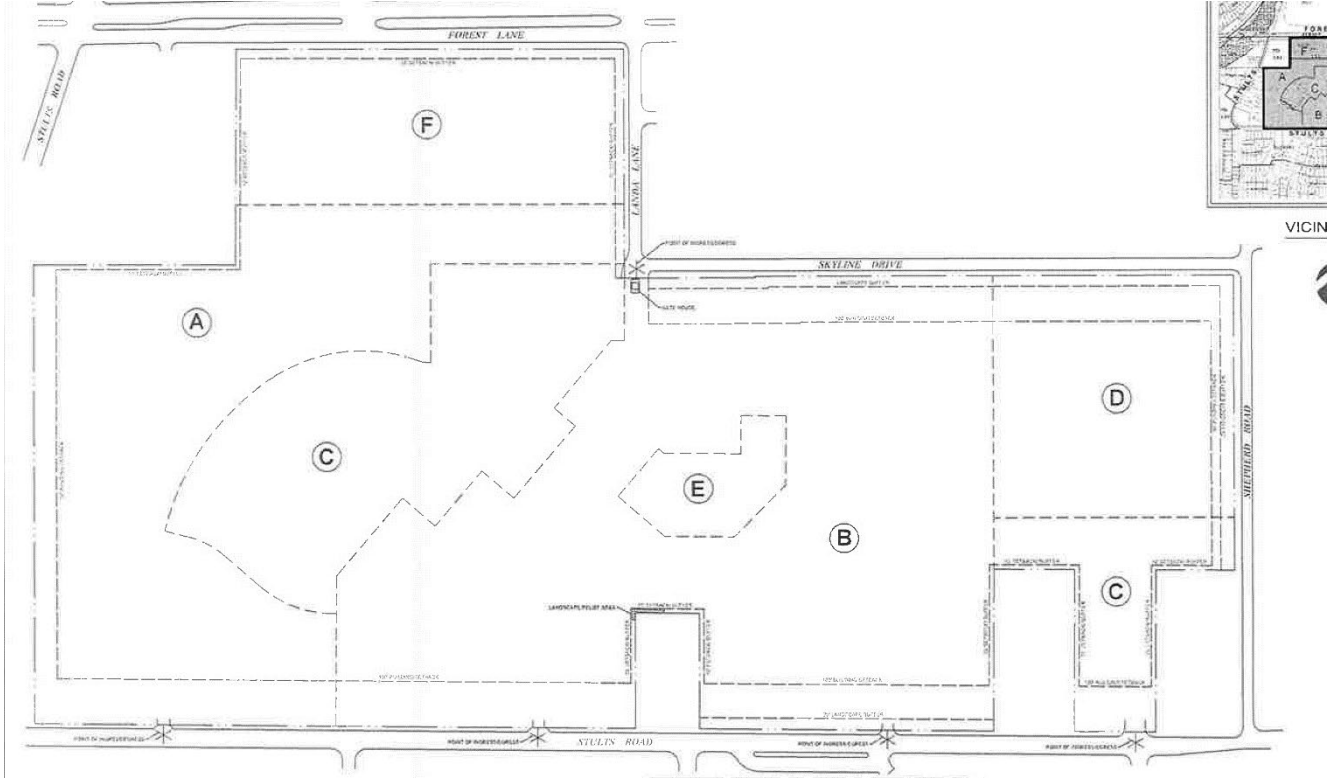
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24382; 2542; 26102; 29271)

EXISTING CONCEPTUAL PLAN

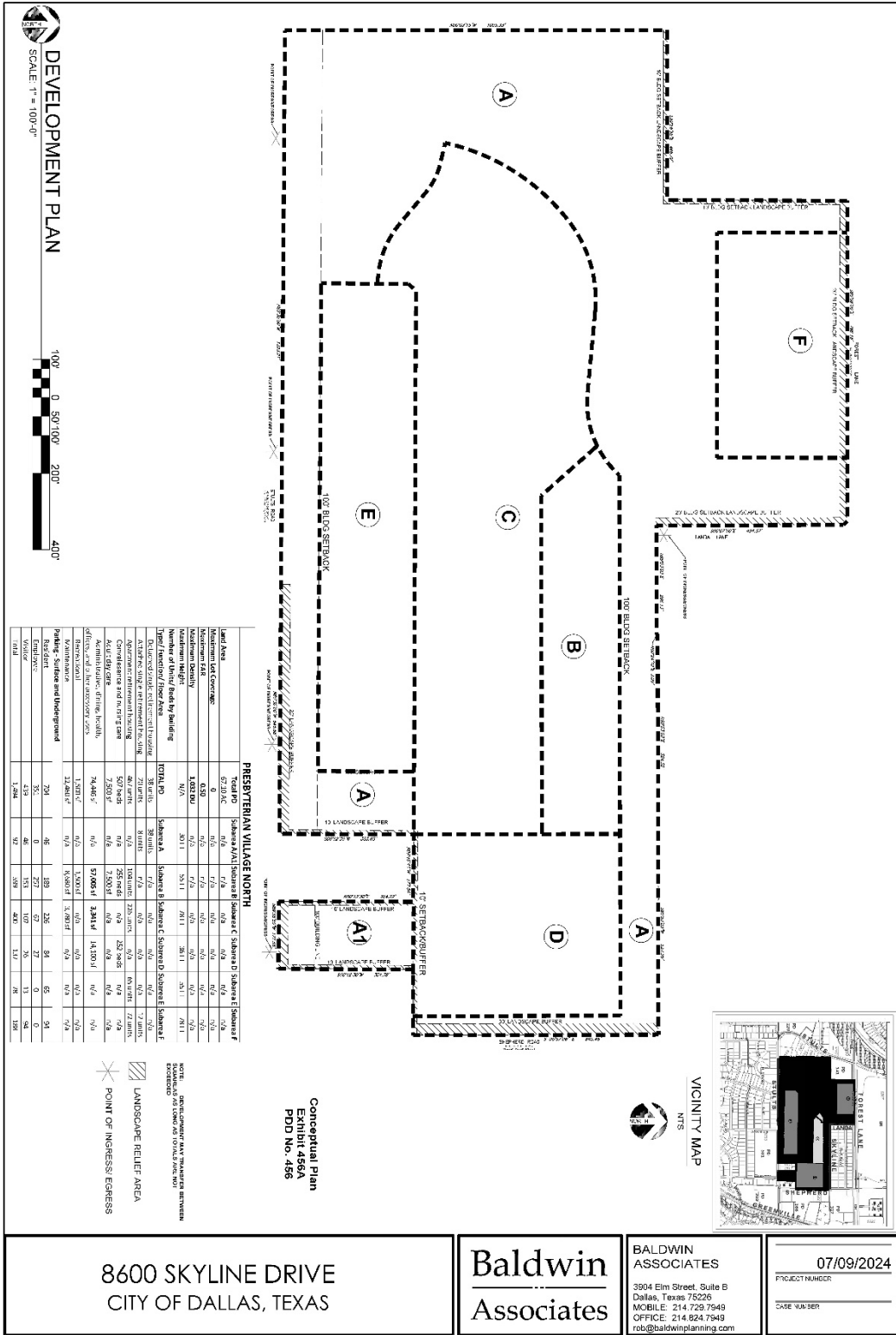


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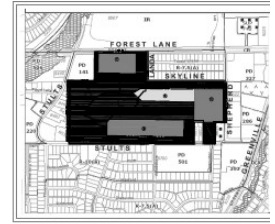
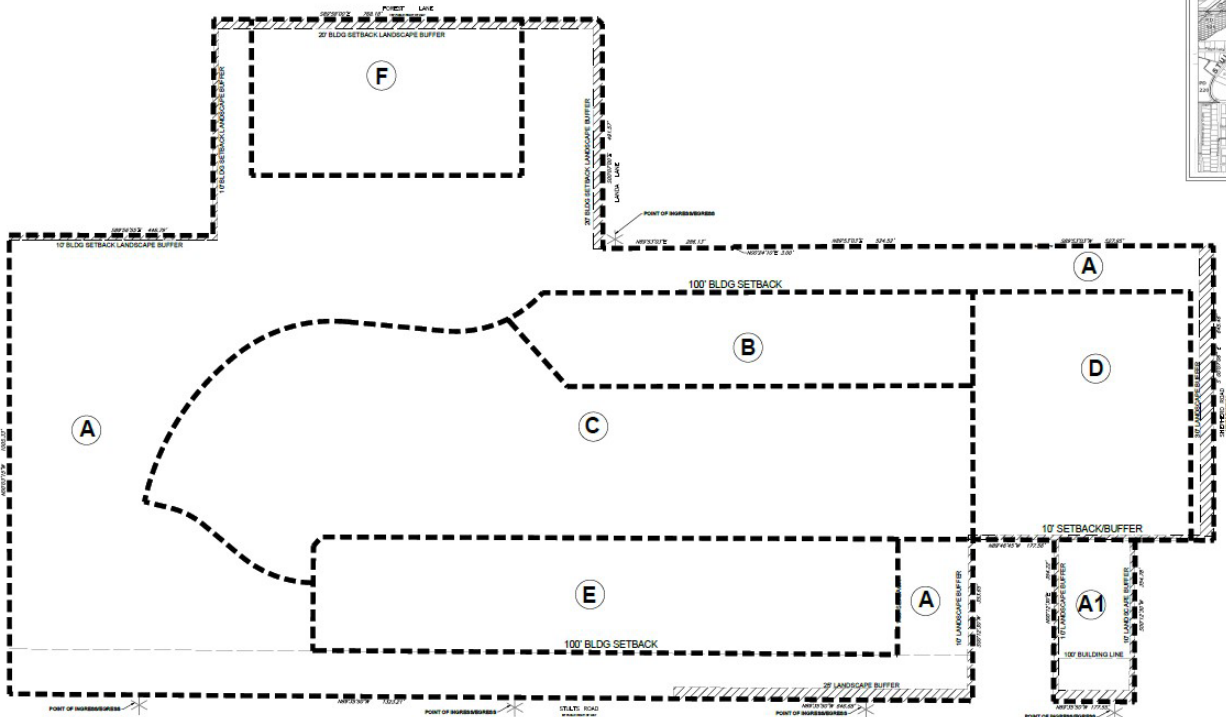
EXISTING CONCEPTUAL PLAN ENLARGED



PROPOSED CONCEPTUAL PLAN



PROPOSED CONCEPTUAL PLAN ENLARGED



VICINITY MAP

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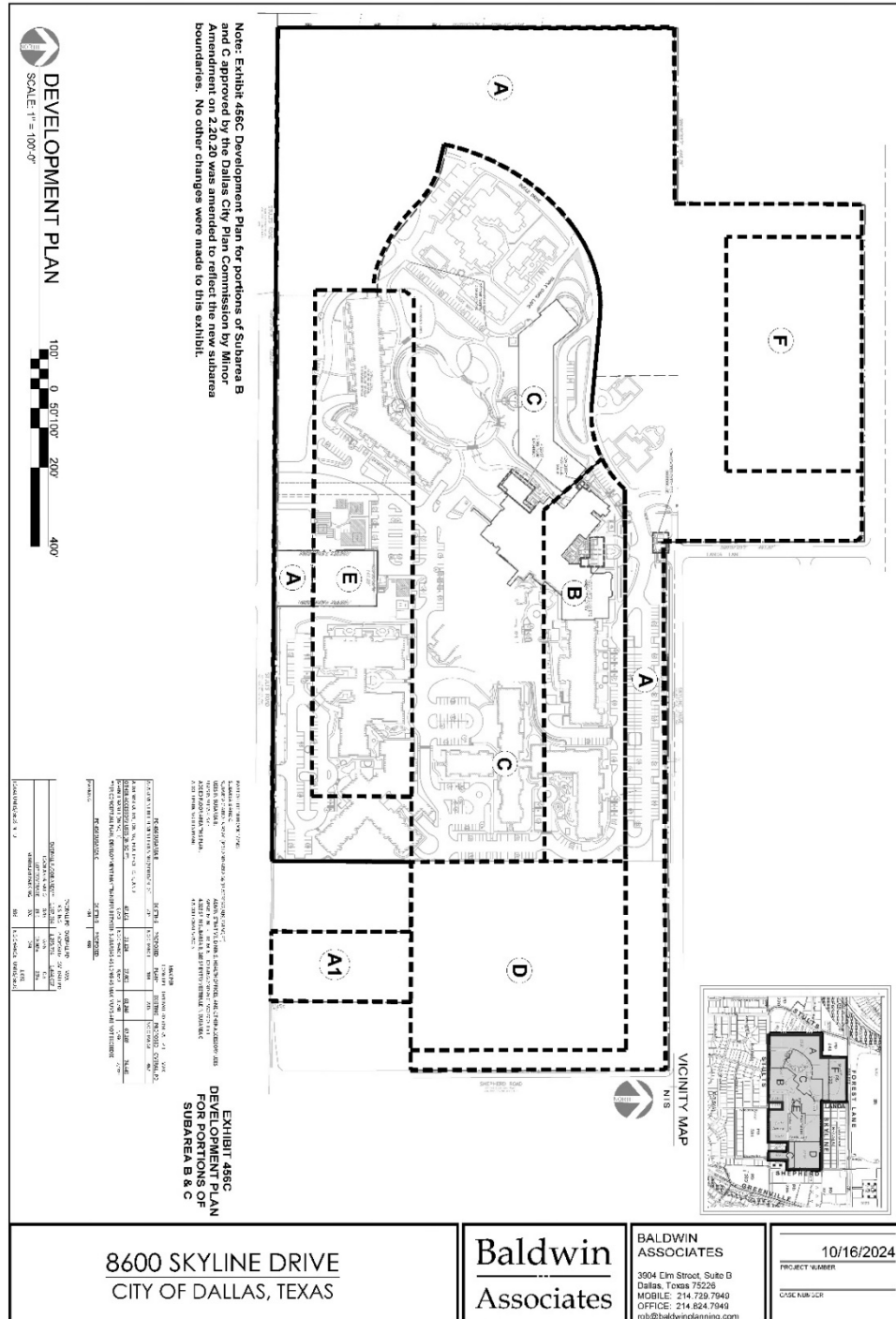
Conceptual Plan
Exhibit 456A
PDD No. 456

PRESBYTERIAN VILLAGE NORTH

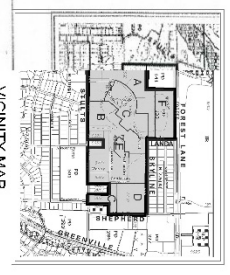
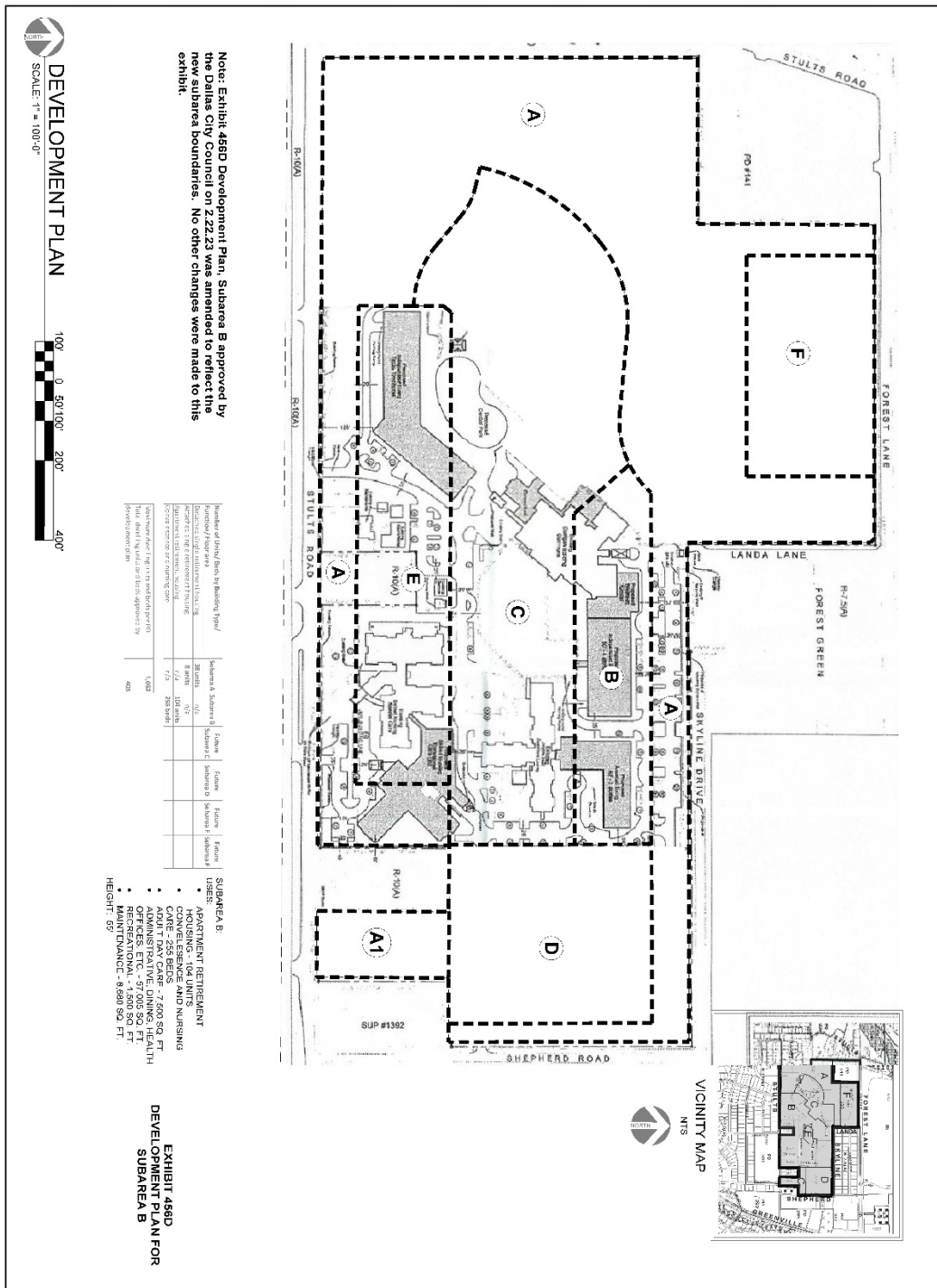
	Total PD	Subarea A/A1	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Land Area	67.10 AC	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Lot Coverage	0	n/a	n/a	n/a	n/a	n/a	n/a
Maximum FAR	0.50	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Density	1,032 DU	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Height	N/A	30 FT	55 FT	78 FT	36 FT	55 FT	78 FT
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 neds	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
Parking - Surface and Underground							
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

The only changes to Development Plans 456C, 456D, and 456E are adjustments to the subarea boundaries, matching the proposed conceptual plan. As such, existing plans are not included

PROPOSED DEVELOPMENT PLAN 456C



PROPOSED DEVELOPMENT PLAN 456D



Note: Exhibit 456D Development Plan, Subarea B approved by the Dallas City Council on Z2223 was amended to reflect the new Subarea boundaries. No other changes were made to this exhibit.

Number of Units/Units by Building Type/ Number of Floors/ Height (ft) / Floor Plate Area (sq ft) Total Area (sq ft) / Total Units	Subarea A Units 7/2 100,000	Subarea B Units 7/2 100,000	Subarea C Units 7/2 100,000	Subarea D Units 7/2 100,000	Subarea E Units 7/2 100,000	Subarea F Units 7/2 100,000
Units/Total Area (sq ft) / Total Units 1000 / 1,000,000 / 1000	1000	1000	1000	1000	1000	1000

- SUBAREA B**
- USER: APARTMENT RETIREMENT
 - HOUSING - 100 UNITS
 - CONVENIENCE AND NURSING
 - ADULT DAY CARE - 7,600 SQ. FT.
 - ADMINISTRATIVE, DINING, HEALTH
 - RECREATIONAL - 1,500 SQ. FT.
 - MAINTENANCE - 8,800 SQ. FT.
 - HEIGHT: 09'

**EXHIBIT 456D
DEVELOPMENT PLAN FOR
SUBAREA B**

DEVELOPMENT PLAN
SCALE: 1" = 100'-0"
100' 0 50 100' 200' 400'

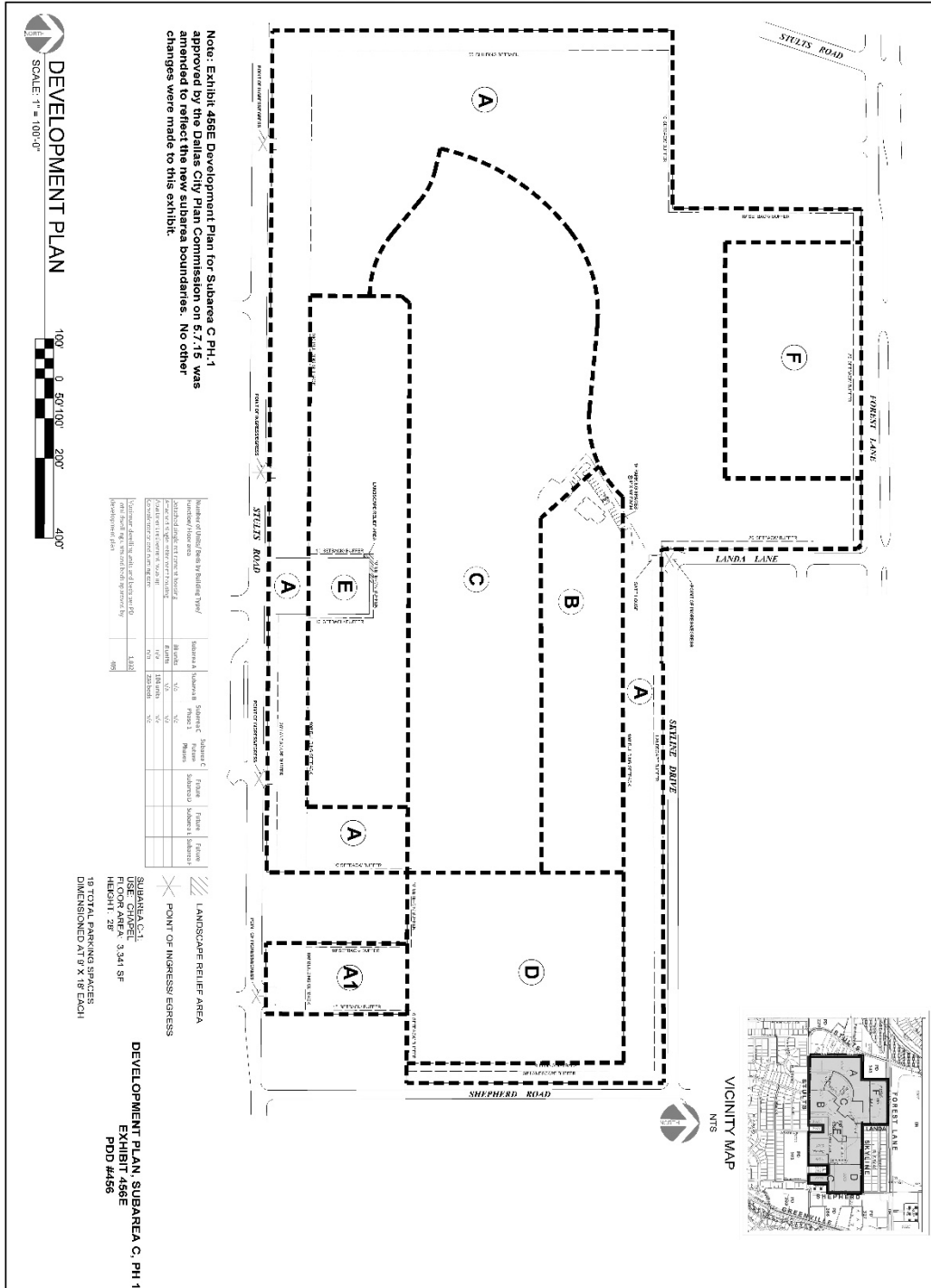
8600 SKYLINE DRIVE
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN ASSOCIATES
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Dallas, Texas 75226
MOBILE: 214.729.7949
FACILE: 214.854.7649

10/17/2024
PROJECT NUMBER
CASE NUMBER

PROPOSED DEVELOPMENT PLAN 456E

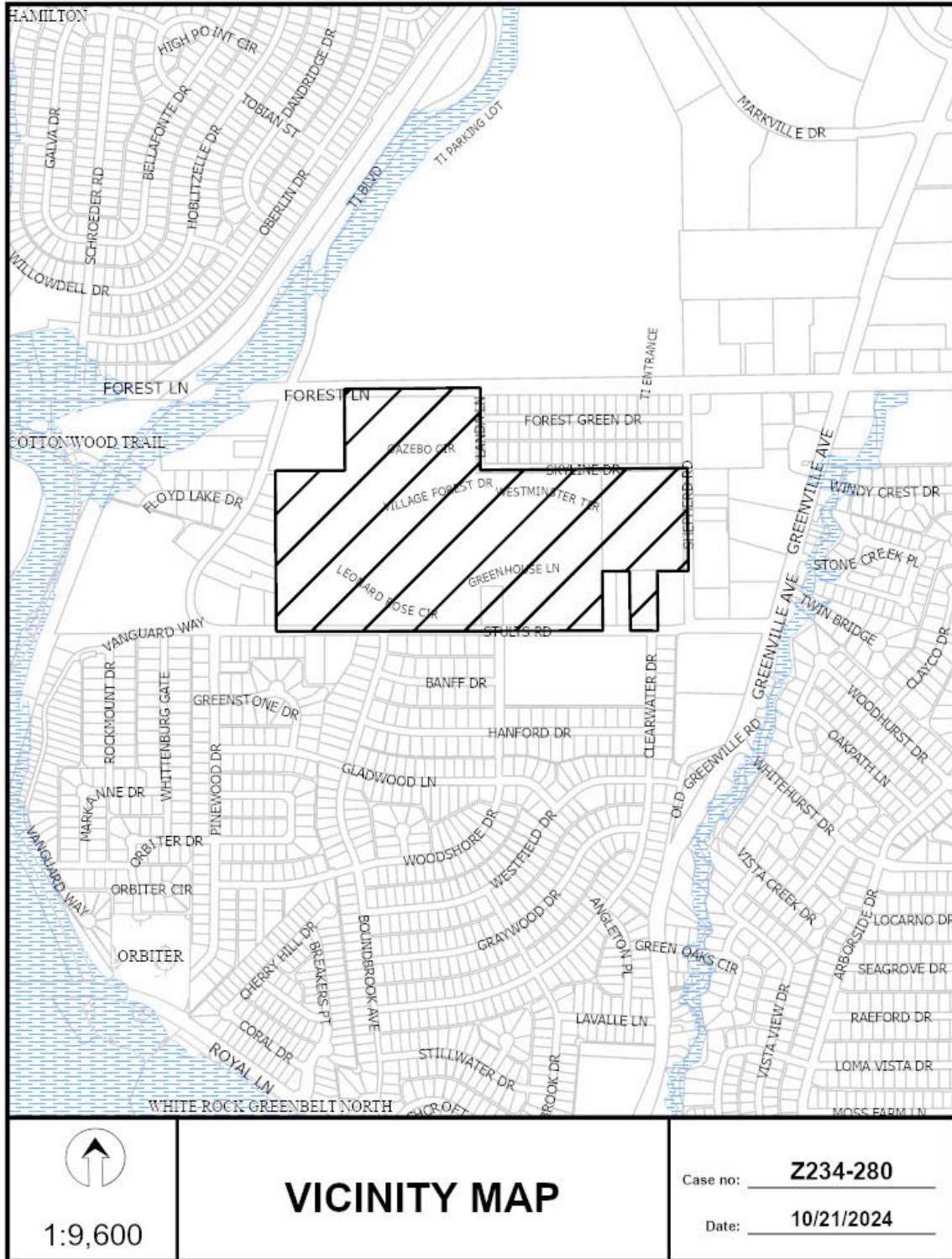


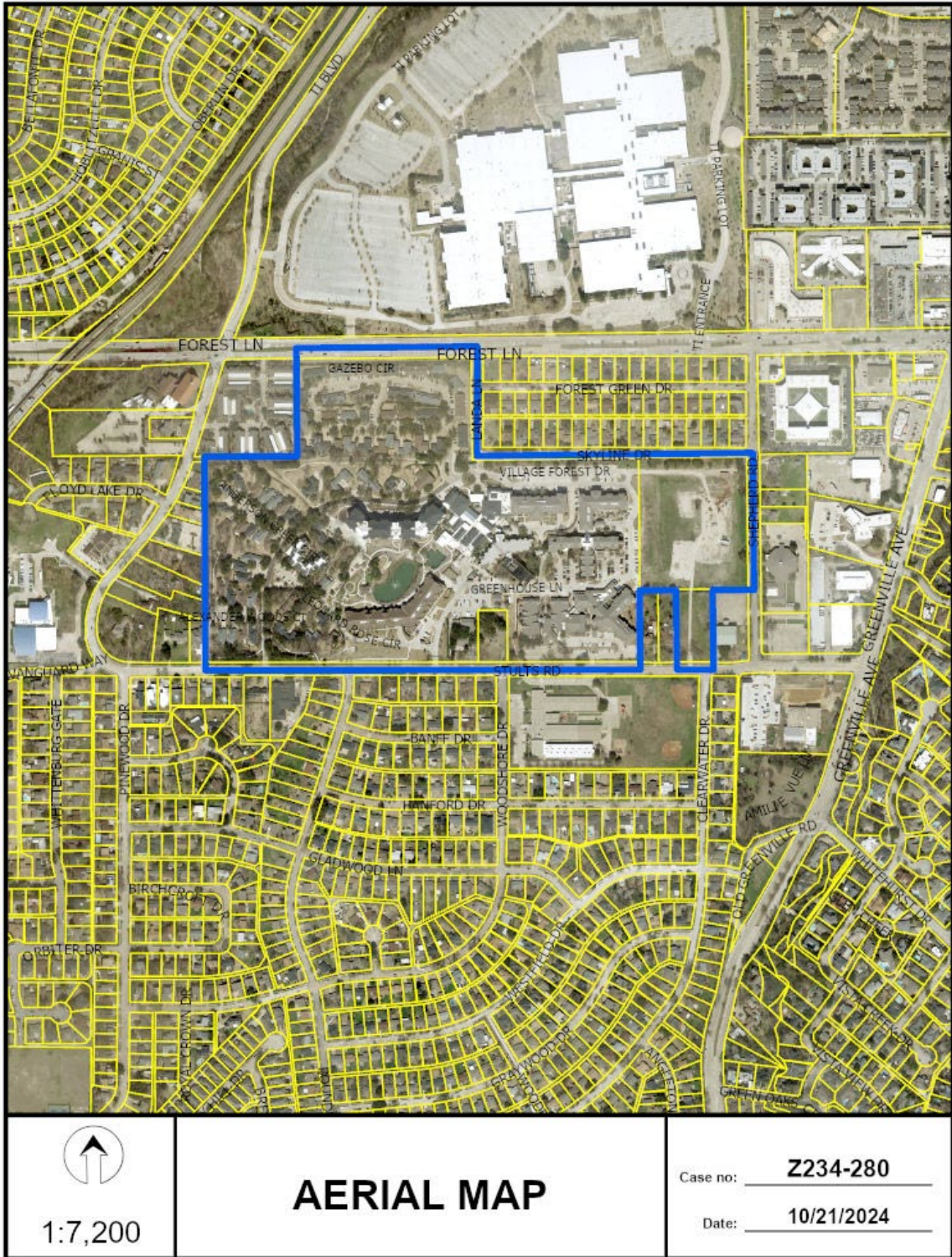
8600 SKYLINE DRIVE
CITY OF DALLAS, TEXAS

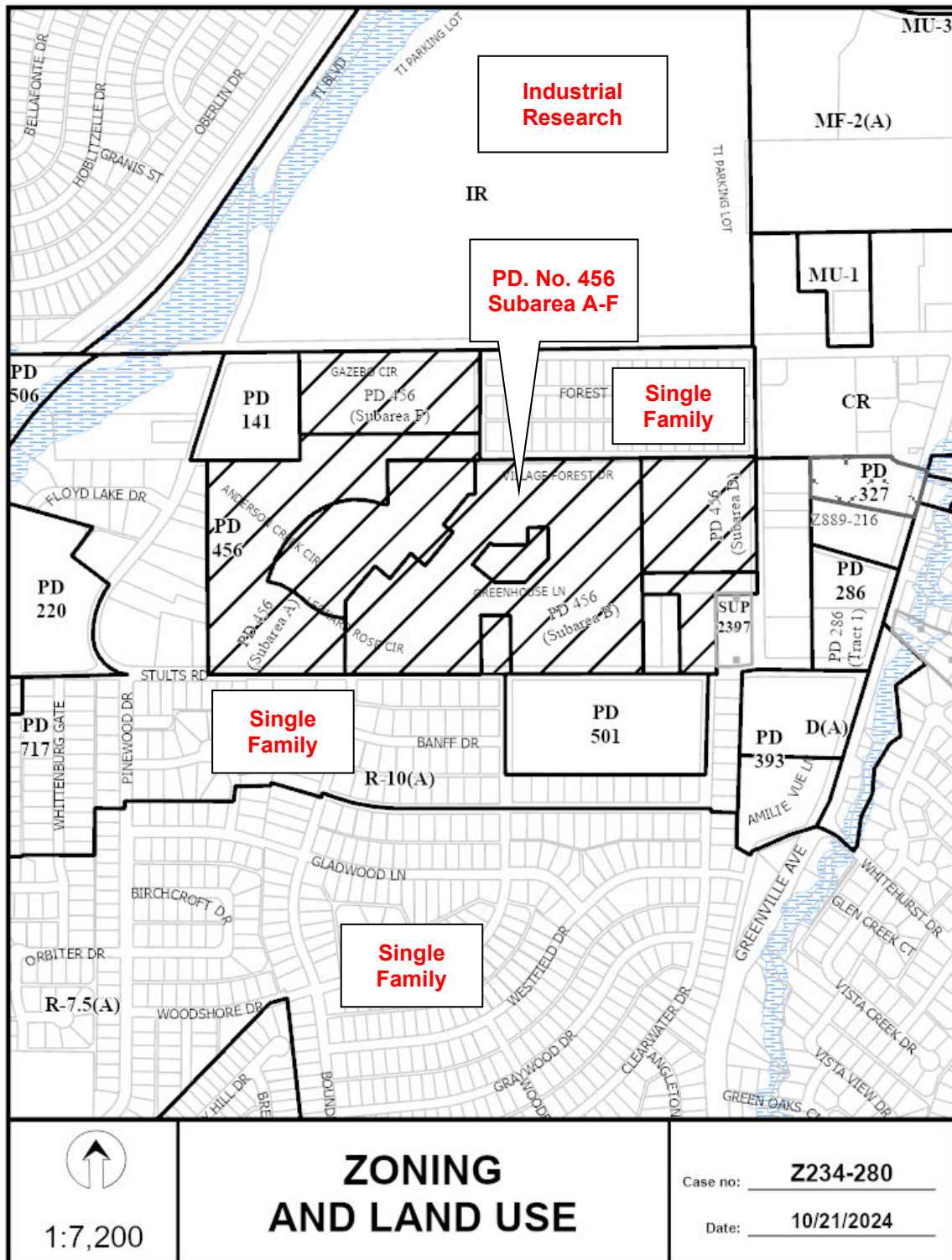
Baldwin
Associates

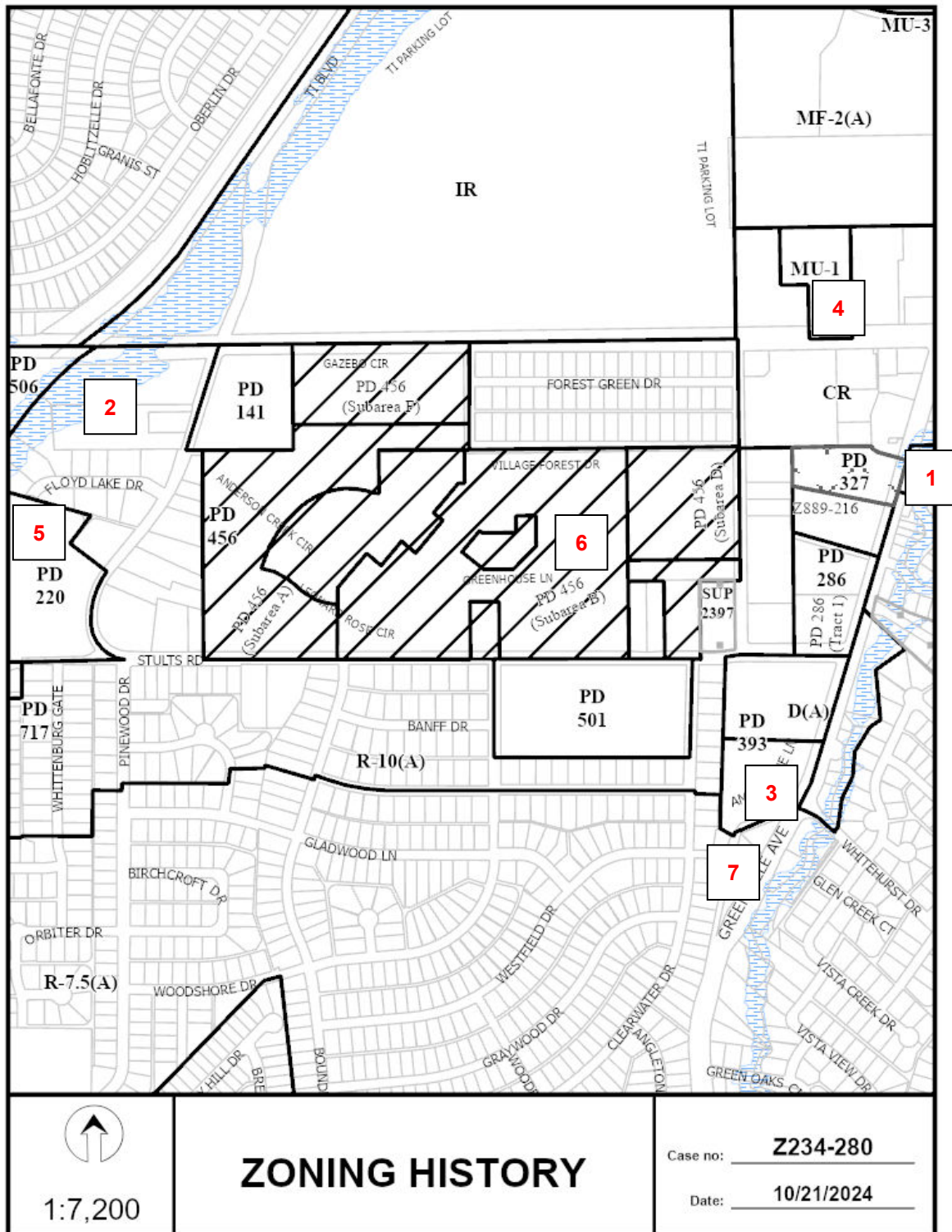
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7948
OFFICE: 214.859.7049

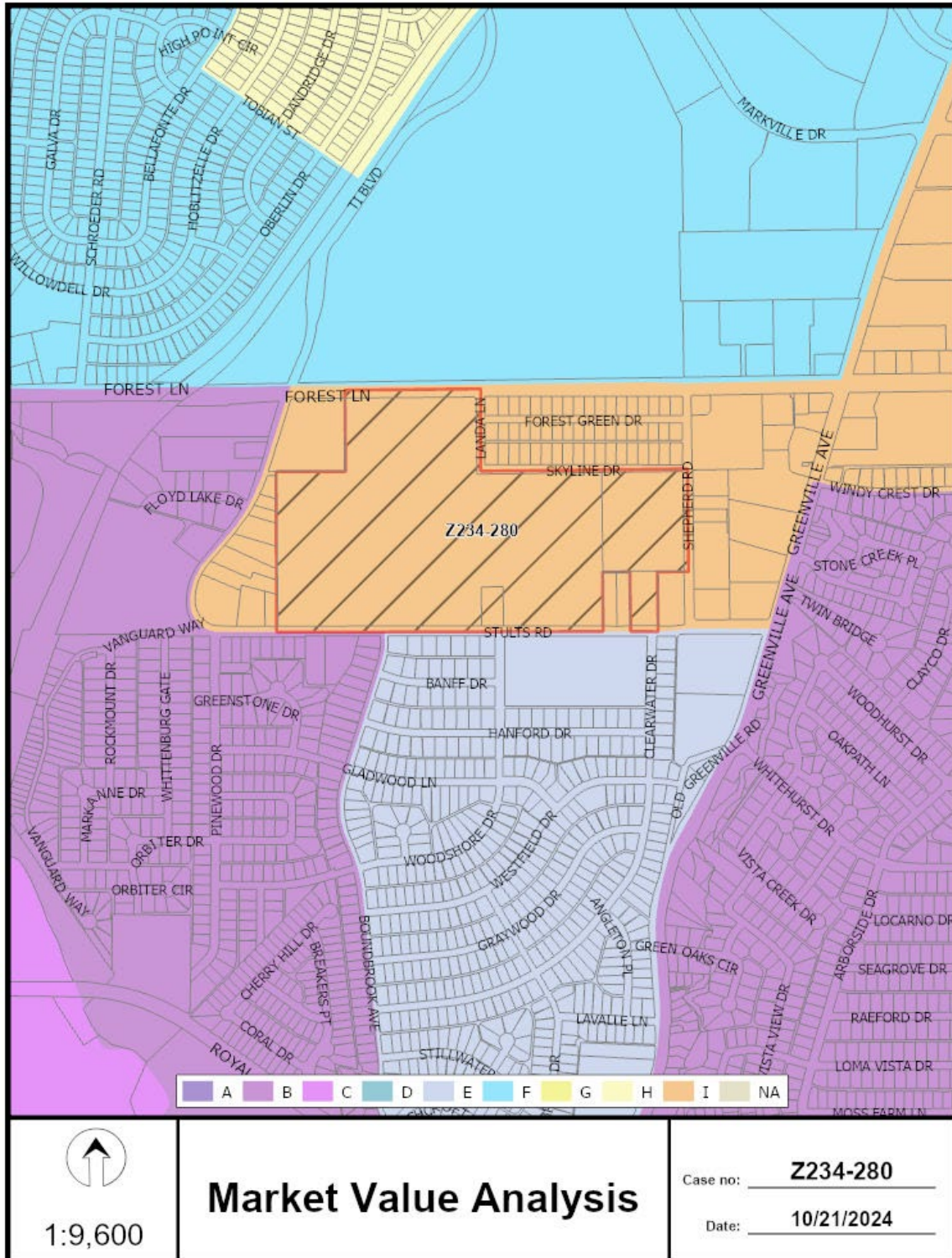
10/25/2024
PRODUCT NUMBER
CASE NUMBER

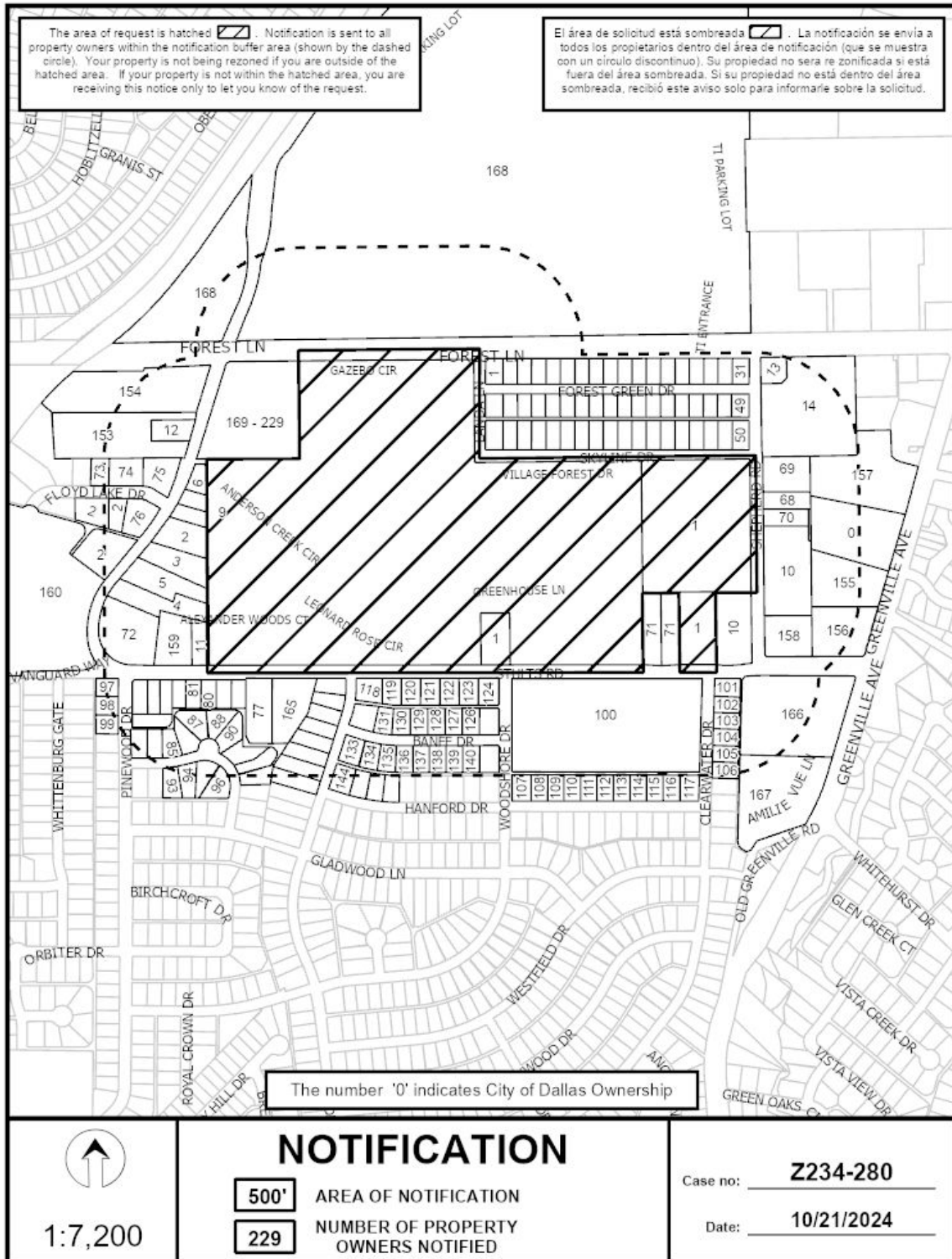












10/21/2024

Notification List of Property Owners***Z234-280******229 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8605 FOREST GREEN DR	PRESBYTERIAN VILLAGE NORTH
2	8469 STULTS RD	BUDDHIST CENTER OF DALLAS
3	8473 STULTS RD	HALL ANNA M CARVAJAL &
4	8487 STULTS RD	SINGH NONA
5	8483 STULTS RD	HOWELL THOMAS A & PAULA R
6	8443 STULTS RD	DUQUE KEYLA RICARDA
7	8447 STULTS RD	BLS III REAL ESTATE LLC
8	8453 STULTS RD	ROBERTS PAULA E
9	8600 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH
10	9550 SHEPHERD RD	NEW MOUNT ZION BAPTIST
11	8541 STULTS RD	LANE JOHN DENNIS JR &
12	8440 STULTS RD	COUNTY OF DALLAS TEXAS
13	8900 FOREST LN	ARBOREAL CREEK PROPERTIES & INVESTMENTS
14	9730 SHEPHERD RD	SILVER TREE ASSET HOLDINGS TX
15	8611 FOREST GREEN DR	MADERE CAROLYN WILSON
16	8617 FOREST GREEN DR	MOSE A & BARBARA J JOHNSON REVOCABLE
17	8623 FOREST GREEN DR	OLIVER CURTIS & CHERYL
18	8629 FOREST GREEN DR	TEAL PRINCE O & JOYCE W
19	8635 FOREST GREEN DR	CASH FAMILY TRUST
20	8703 FOREST GREEN DR	GARCIA EDDIE LUCIANO
21	8709 FOREST GREEN DR	UPSHAW WAKEFIELD MARITAL
22	8715 FOREST GREEN DR	BELAY SOLOMON
23	8721 FOREST GREEN DR	HUMPHREY DORIS
24	8727 FOREST GREEN DR	RUSSELL CHRISTOPHER
25	8733 FOREST GREEN DR	SEALE RACHEL & NATHAN
26	8805 FOREST GREEN DR	JAMES NANCY L

10/21/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8811 FOREST GREEN DR	SMITH MURIEL C EST OF
28	8817 FOREST GREEN DR	BIRDSONG ROSIE J
29	8823 FOREST GREEN DR	SANTAMARIA ALEJANDRO &
30	8829 FOREST GREEN DR	SILVER MARIA & DAVID SOLOMON
31	8837 FOREST GREEN DR	FUQUA LORI ANN
32	8606 FOREST GREEN DR	TURNER RONALD
33	8612 FOREST GREEN DR	MULLINS JAMES H
34	8618 FOREST GREEN DR	CAVAZOS JOSEPHINE
35	8624 FOREST GREEN DR	DAVIS PRECIOUS W
36	8630 FOREST GREEN DR	MURPHY MARK & CODY CARTER
37	8636 FOREST GREEN DR	Taxpayer at
38	8704 FOREST GREEN DR	CARTER LOZELL & FRANCIS A
39	8710 FOREST GREEN DR	HAMID MUHAMMAD E
40	8716 FOREST GREEN DR	DANIELS KENNETH E
41	8722 FOREST GREEN DR	BROOKER STEVEN DANIEL &
42	8728 FOREST GREEN DR	VILLALBA ANDRI
43	8734 FOREST GREEN DR	CASTRUITA JESUS
44	8806 FOREST GREEN DR	Taxpayer at
45	8812 FOREST GREEN DR	NOWLIN WILLIAM J EST OF
46	8818 FOREST GREEN DR	HILLSIDE SERIES LLC SERIES A
47	8824 FOREST GREEN DR	TUCKER CHRISTINE R & JASON R
48	8830 FOREST GREEN DR	ALLEN SUMMER L
49	8838 FOREST GREEN DR	THOMPSON MICHAEL
50	8833 SKYLINE DR	SHRODE REVOCABLE
51	8827 SKYLINE DR	NGUYEN LEHONG T &
52	8821 SKYLINE DR	HAAK JOHN G & VIRGINIA L
53	8815 SKYLINE DR	ROGOOBIR KEISHA L & JEROME JASON
54	8809 SKYLINE DR	MONEY BUNYAN TR
55	8803 SKYLINE DR	PETRIN BARBARA C LIVING TRUST
56	8735 SKYLINE DR	EVENDEN BENJAMIN B
57	8729 SKYLINE DR	STEVENS DOROTHY M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8723 SKYLINE DR	ROBERSON SAMPSON K
59	8717 SKYLINE DR	PRICE DELORIS A
60	8711 SKYLINE DR	VANDYKE ARTHELMA
61	8705 SKYLINE DR	DANIELS BRUCE E &
62	8633 SKYLINE DR	KELLEY TIFFANI & NICHOLAS
63	8627 SKYLINE DR	HAGGERTY MYRNA SUE
64	8621 SKYLINE DR	TEXAS RIVIVE LLC
65	8615 SKYLINE DR	TUCKER CHRISTINE RENE &
66	8609 SKYLINE DR	SAUCEDO EDGAR
67	8603 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH INC
68	9622 SHEPHERD RD	REGAN MARGARET EST OF
69	9626 SHEPHERD RD	REGAN PETER JAMES &
70	9616 SHEPHERD RD	REGAN MARGARET
71	8817 STULTS RD	POWELL RICHARD & DEBRA
72	8499 STULTS RD	BAKER JAY KEITH &
73	8331 FLOYD LAKE DR	MEJIA LOSCAR T & LAURA A
74	8341 FLOYD LAKE DR	SEPANIK HOLDINGS INC
75	8353 FLOYD LAKE DR	MONTGOMERY FAMILY LIVING TRUST THE
76	8350 FLOYD LAKE DR	BUDDHIST CENTER OF DALLAS
77	8566 STULTS RD	YOUTH BELIEVING IN CHANGE INC
78	8550 STULTS RD	RUTCOMM LLC
79	8546 STULTS RD	TRATTER ANGELICA
80	8542 STULTS RD	PHILLIPS CODY &
81	8538 STULTS RD	BROWN DAVID
82	8534 STULTS RD	JOHNSON JOHN P ETAL
83	8405 GREENSTONE DR	HERNANDEZ BENITO
84	8411 GREENSTONE DR	CAUDELL DENNIS L
85	8417 GREENSTONE DR	MARTINEZ JOSEPH F & JESSICA A
86	8423 GREENSTONE DR	DOHEARTY REAL ESTATE LLC
87	8427 GREENSTONE DR	REYNA MARIO & MARY I
88	8431 GREENSTONE DR	CLEAVELAND KELLIE

10/21/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8441 GREENSTONE DR	SANDOVAL APOLINAR
90	8435 GREENSTONE DR	GARCIA HUGO J JR &
91	8445 GREENSTONE DR	RUIZ OLGA A
92	8449 GREENSTONE DR	MCCARTHY STEVEN & LAUREN
93	8418 GREENSTONE DR	WINKLER NATHA LEE
94	8424 GREENSTONE DR	WATERS BILL F &
95	8434 GREENSTONE DR	DAFFIN ROBERT WILLIAM &
96	8448 GREENSTONE DR	ROBERTSON CARA &
97	9433 PINWOOD DR	ZHOU FENGYING
98	9425 PINWOOD DR	MATUS GREGORY J & JUDY S MARTINS
99	9417 PINWOOD DR	MCGOWANMCCLELLAN RACHEL E
100	8700 STULTS RD	RICHARDSON ISD
101	9422 CLEARWATER DR	MARSHALL JERALDENE M
102	9416 CLEARWATER DR	DAVIS DOROTHY
103	9410 CLEARWATER DR	SANCHEZ ERIKA L
104	9404 CLEARWATER DR	BOUTSELIS GEORGE &
105	9324 CLEARWATER DR	DAVIES MARCI ANDREA
106	9318 CLEARWATER DR	OROZA CARLOS G & MARIA E
107	8707 HANFORD DR	GEORGE MONCY &
108	8715 HANFORD DR	Taxpayer at
109	8721 HANFORD DR	MCPHERSON STEPHANIE E &
110	8727 HANFORD DR	RUVALCABA ROGELIO
111	8735 HANFORD DR	BARNHART JAMES E EST OF
112	8741 HANFORD DR	ECHOLS HERTHA H
113	8805 HANFORD DR	SPRATT GARET G & TAYLOR R
114	8811 HANFORD DR	ESPINOZA CRISTINA &
115	8819 HANFORD DR	BOYD CHERYL L
116	8827 HANFORD DR	PALMER KAREL L&
117	8835 HANFORD DR	ROCCA CHRISTOPHER &
118	8584 STULTS RD	DOHERTY PAUL E
119	8592 STULTS RD	CERVANTES JOSE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	8598 STULTS RD	BRALY CLAIRE STANTON &
121	8606 STULTS RD	WHETSTONE BEVERLY J
122	8614 STULTS RD	HARTSELL MIKEAL CAMERON &
123	8622 STULTS RD	HOFFMAN CLARK &
124	8630 STULTS RD	SMITH THOMAS LEE
125	8633 BANFF DR	KINCAID MELODY
126	8625 BANFF DR	TREVIZO MARIA LUISA
127	8619 BANFF DR	HASTSELL MIKEAL CAMERON &
128	8611 BANFF DR	HANNOLD ERIC A &
129	8605 BANFF DR	WALLACE STAN
130	8599 BANFF DR	WILLIAMS SHIRLEY A EST OF
131	8589 BANFF DR	SCOTT ADAM CHRISTOPHER EDWARD
132	8581 BANFF DR	MINOR JICORI
133	8580 BANFF DR	BLUE JANE
134	8586 BANFF DR	ANDERSON LIVING TRUST
135	8592 BANFF DR	HUYEN KHANH
136	8598 BANFF DR	TAAFFE SELENE
137	8606 BANFF DR	BARNHILL VINCE E &
138	8612 BANFF DR	EMBAYE SOLOMON &
139	8620 BANFF DR	GRIMES CHRISTOPHER
140	8626 BANFF DR	HILL KAREN
141	8593 HANFORD DR	ESTRADA EDUARDO
142	8587 HANFORD DR	TAYLOR LURENE LEE
143	8581 HANFORD DR	HUNTER BRYCE & MALLORY BARKOCY
144	8575 HANFORD DR	FENNELL WALTER D EST OF
145	9415 BOUNDBROOK AVE	HUEY JANE ANN
146	9409 BOUNDBROOK AVE	CHEN SUCHUNG CHRISTINA
147	9405 BOUNDBROOK AVE	HAAR JANICE
148	9325 BOUNDBROOK AVE	PARNELL DAVID Z & SUSAN K
149	9319 BOUNDBROOK AVE	VETETO EMILY & JEFFERY
150	9315 BOUNDBROOK AVE	HARO KELLY J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9309 BOUNDBROOK AVE	WU VICKY
152	9303 BOUNDBROOK AVE	VALDEZ MARTIN
153	8350 FOREST LN	HAPPY STATE BANK DBA GOLDSTAR
154	8350 FOREST LN	County of Dallas
155	9525 GREENVILLE AVE	Taxpayer at
156	9505 GREENVILLE AVE	GREENVILLE HOSPITAL PTNRS LLC
157	9639 GREENVILLE AVE	P&D VENTURES LLC
158	9510 SHEPHERD RD	NEW MT ZION BAPTIST
159	8533 STULTS RD	TURNER PAUL E &
160	8494 STULTS RD	LUTHERAN SECONDARY ASSOC
161	8530 STULTS RD	HAND MICHELLE
162	8526 STULTS RD	RIVERA JAZMIN
163	9426 PINWOOD DR	HIPPMAN THOMAS PETER &
164	9418 PINWOOD DR	MALONE KATHRYN J &
165	8568 STULTS RD	YOUTH BELIEVING IN CHANGE
166	8920 STULTS RD	YMCA OF METROPOLITAN DALLAS
167	9303 GREENVILLE AVE	CND GREENVILLE HEIGHTS LLC
168	8507 FOREST LN	TEXAS INSTRUMENTS INC
169	8404 FOREST LN	RODRIGUEZ MARCUS
170	8404 FOREST LN	PARRA KARLA MARIA
171	8404 FOREST LN	ROSS DANIEL GENE & SUSAN KAY
172	8404 FOREST LN	SMITH DEBORAH E
173	8404 FOREST LN	ALULA HELEN
174	8404 FOREST LN	WISE BENJAMIN M & SAIRA
175	8404 FOREST LN	MYBURGH CARIEN
176	8404 FOREST LN	SPANN CLEOLETTA GEE
177	8404 FOREST LN	MONROY ALEXIS
178	8404 FOREST LN	ORTIZ ERYN
179	8404 FOREST LN	TREJO CARLOS E
180	8404 FOREST LN	VAUGHAN JORDAN
181	8404 FOREST LN	VO TOMMY & JENNIFER T

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	8404 FOREST LN	CARRINGTON VICTOR
183	8404 FOREST LN	VO TOMMY & JENNIFER
184	8404 FOREST LN	SHARPE KEVIN C
185	8404 FOREST LN	WHITSON SHIRLEY T
186	8404 FOREST LN	MONTES RUBEN
187	8404 FOREST LN	ROH JOHN CHANGUN &
188	8404 FOREST LN	HARRIS KIMBERLY ANN
189	8404 FOREST LN	LING YANQING
190	8404 FOREST LN	GIPSON SAMUEL
191	8404 FOREST LN	ARDOIN ELIDA AGUIRRE
192	8404 FOREST LN	GEIGER KEITH
193	8404 FOREST LN	WERNICK ROSANN
194	8404 FOREST LN	CLEMENTS ALAN W & BARBARA
195	8404 FOREST LN	MUSICH DAWN M &
196	8404 FOREST LN	PANTNER EMILIANO
197	8404 FOREST LN	VERITY ANDREW
198	8404 FOREST LN	ALINEJAD MOJGAN
199	8404 FOREST LN	RAHMAN SHAMAILA
200	8404 FOREST LN	PELLIZZI AUGUST & KAREN
201	8404 FOREST LN	WATKINS PATRICE A
202	8404 FOREST LN	COOMER L DON & PAMELA R
203	8404 FOREST LN	SOBREVILLA VICTOR &
204	8404 FOREST LN	CERDA MONA L
205	8404 FOREST LN	EDWARDS TAYLOR
206	8404 FOREST LN	BRABY MICHAEL LEE
207	8404 FOREST LN	NARCISO VINCENT JOSE
208	8404 FOREST LN	KORZHUKOV ALEXANDER & GALINA
209	8404 FOREST LN	BAKER JORDAN & NATE
210	8404 FOREST LN	DICKEY SANDRA LYNN
211	8404 FOREST LN	SOLOMON LIYA
212	8404 FOREST LN	TEXAS SAINTS LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	8404 FOREST LN	BROOKS GLENDA
214	8404 FOREST LN	FOUGERE JAMEELAH
215	8404 FOREST LN	NARCISSE KENRIC
216	8404 FOREST LN	SETLIFF TARA LEA
217	8404 FOREST LN	CHUENCHOMPOO SOMJAI
218	8404 FOREST LN	MAJORS OTIS L JR
219	8404 FOREST LN	STEELE JOHN A & PATRICK DIXON
220	8404 FOREST LN	VOGELPOHL CINDY
221	8404 FOREST LN	KRUSE KENT H
222	8404 FOREST LN	DOMINGUEZ AMANDA MONIQUE
223	8404 FOREST LN	HARP DONNA
224	8404 FOREST LN	DUNCKER CARLOS
225	8404 FOREST LN	MCDOWELL COLLIN
226	8404 FOREST LN	TESFAI KORETTA &
227	8404 FOREST LN	MACAULAY KATHRYN MICHELE
228	8404 FOREST LN	COVER TAYLOR &
229	8404 FOREST LN	SMITH DORIS