

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, MARCH 27, 2024

ACM: Majed Al-Ghafry

FILE NUMBER: Z223-321(LC) **DATE FILED:** August 16, 2023

LOCATION: Southwest corner of Genstar Lane and Davenport Road

COUNCIL DISTRICT: 12

SIZE OF REQUEST: 2.57 acres **CENSUS TRACT:** 48085031709

REPRESENTATIVE: Bill Dahlstrom, Jackson Walker

OWNER: West Plano Montessori, Inc.

APPLICANT: Ping Interest, Inc.

REQUEST: An application for a TH-3(A) Townhouse District on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to allow single family on the property.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently a vacant lot zoned a CR Community Retail District, with a lot area of 111,949 square feet (2.57 acres).
- This is a corner lot on the southwest corner of Genstar Lane and Davenport Road, with frontage on both Genstar Lane and Davenport Road.
- The applicant proposes the property be rezoned to TH-3(A) Townhouse District to allow single family. To accomplish this, the applicant is requesting a general zoning change.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Genstar Lane	Local Street	-
Davenport 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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

LAND USE 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.

NEIGHBORHOOD PLUS

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

POLICY 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Land Use:

	Zoning	Land Use
Site	CR Community Retail	Undeveloped
North	R-7.5(A) Single Family with Deer Restrictions DRs [Z778-195]	Single family
South	CR Community retail, Area D within PD No. 268	Private school, commercial retail
East	R-7.5(A) Single Family with Deer Restrictions with DRs [Z778-195]	Single family
West	CR Community Retail	Community retail

Land Use Compatibility:

The area of request is currently a vacant lot zoned a CR Community Retail District on the southwest corner of Genstar Lane and Davenport Road. The area of request is currently undeveloped.

To the north and east of the property are single family uses zoned an R-7.5(A) Single Family District with deed restrictions [Z778-195]. Immediately to the south is a private school zoned a CR District, and further to the south are commercial retail uses zoned Area D within PD No. 268. To the west of the property are commercial retail uses zoned a CR District. Staff finds the proposed single family use to be appropriate and compatible with the surrounding area.

Staff supports the applicant's request and finds the proposed rezoning from a CR District to a TH-3(A) District to be appropriate for this area that has pre-existing residential uses adjacent to the site in various directions. This compatibility is further reflected in the development standards comparison table below.

Development Standards

Following is a comparison of the development standards of the current CR District and the proposed TH-3(A) District.

District	Setback		Density	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: CR	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Proposed: TH-3(A)	0'	0'	12 Dwelling Units/Acre (3,630 sf avg per du)	36'	60%	Min. Lot: 2,000 sq. ft	Single family
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Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for single family in the TH districts is one space per dwelling unit. The applicant will be required to comply with standard parking ratios at permitting.

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 currently within a “B” MVA area. To the west and south is a “C” MVA area.

List of Officers

Ping Interest, Inc. (Applicant)

Don Ping, President

West Plano Montessori, Inc. (Owner)

Raghubir K. Khandpur, President

Jatinder P. Khandpur, Vice President

CPC Action
January 18, 2024

Motion: It was moved to recommend **approval** of a TH-3(A) Townhouse District on property zoned a CR Community Retail District, on the southwest corner of Genstar Lane and Davenport Road.

Maker: Haqq
Second: Rubin
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Blair*, Sleeper,
Housewright, Treadway, Haqq, Hall, Kingston,
Rubin

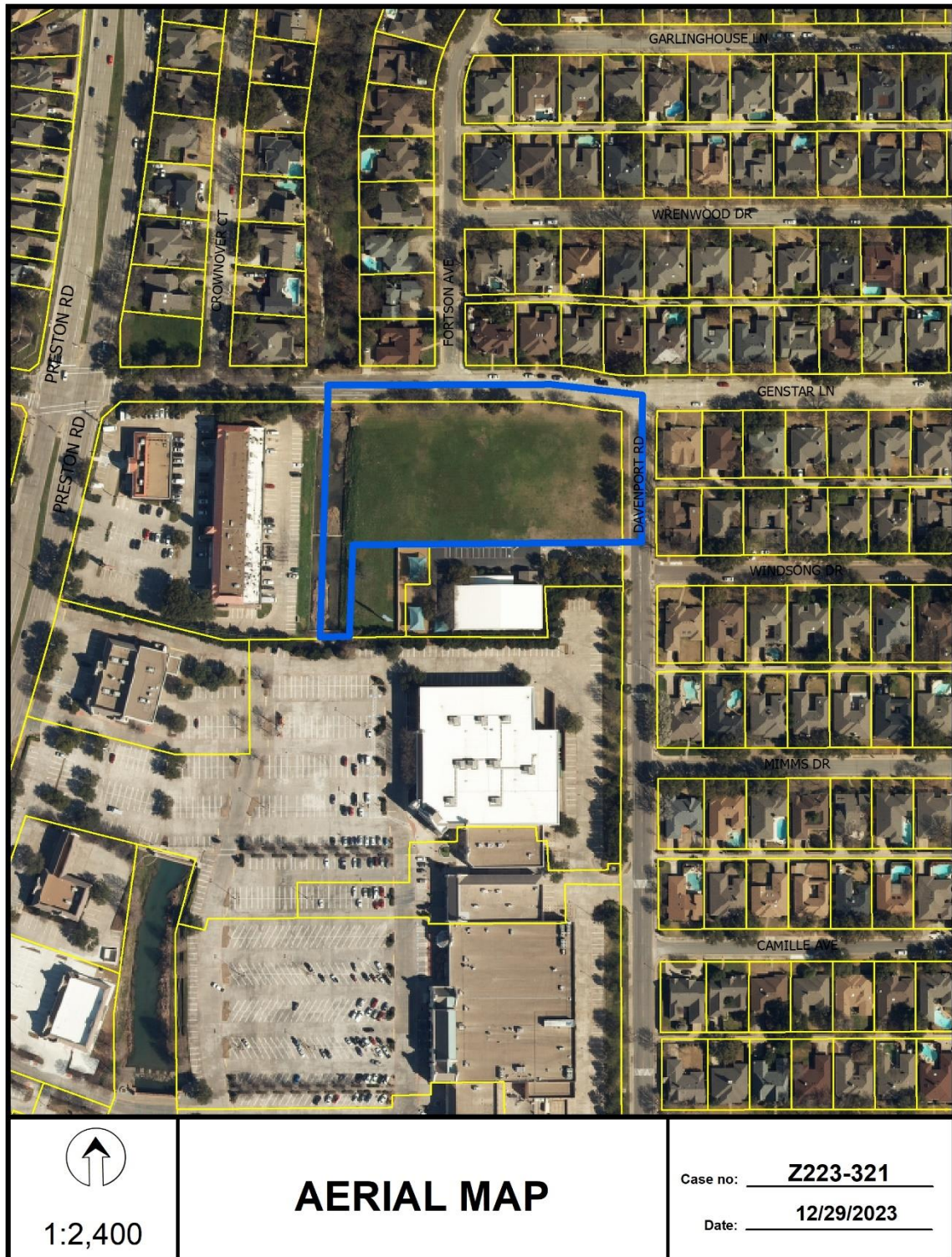
Against: 0
Absent: 0
Vacancy: 1 - District 4

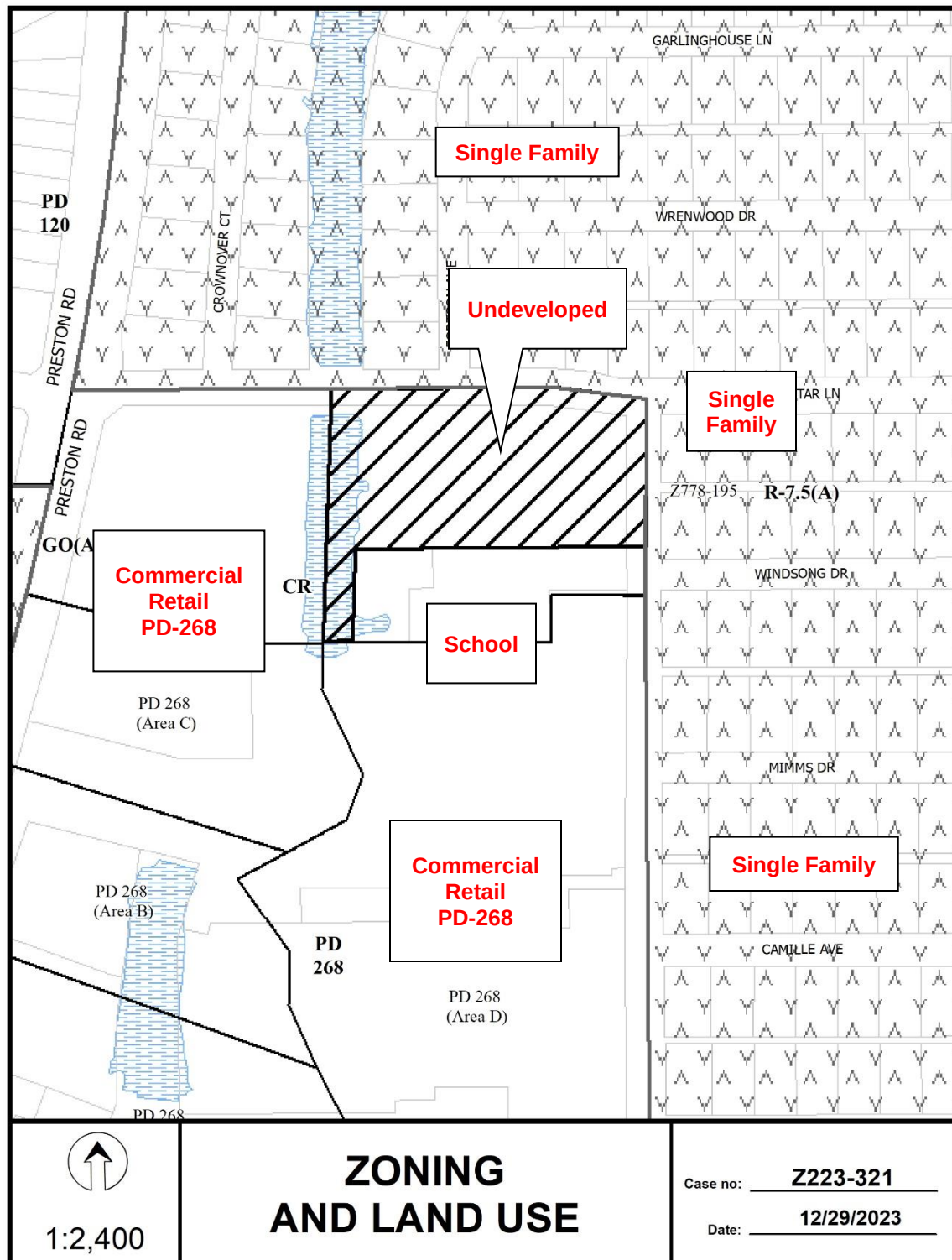
*out of the room, shown voting in favor

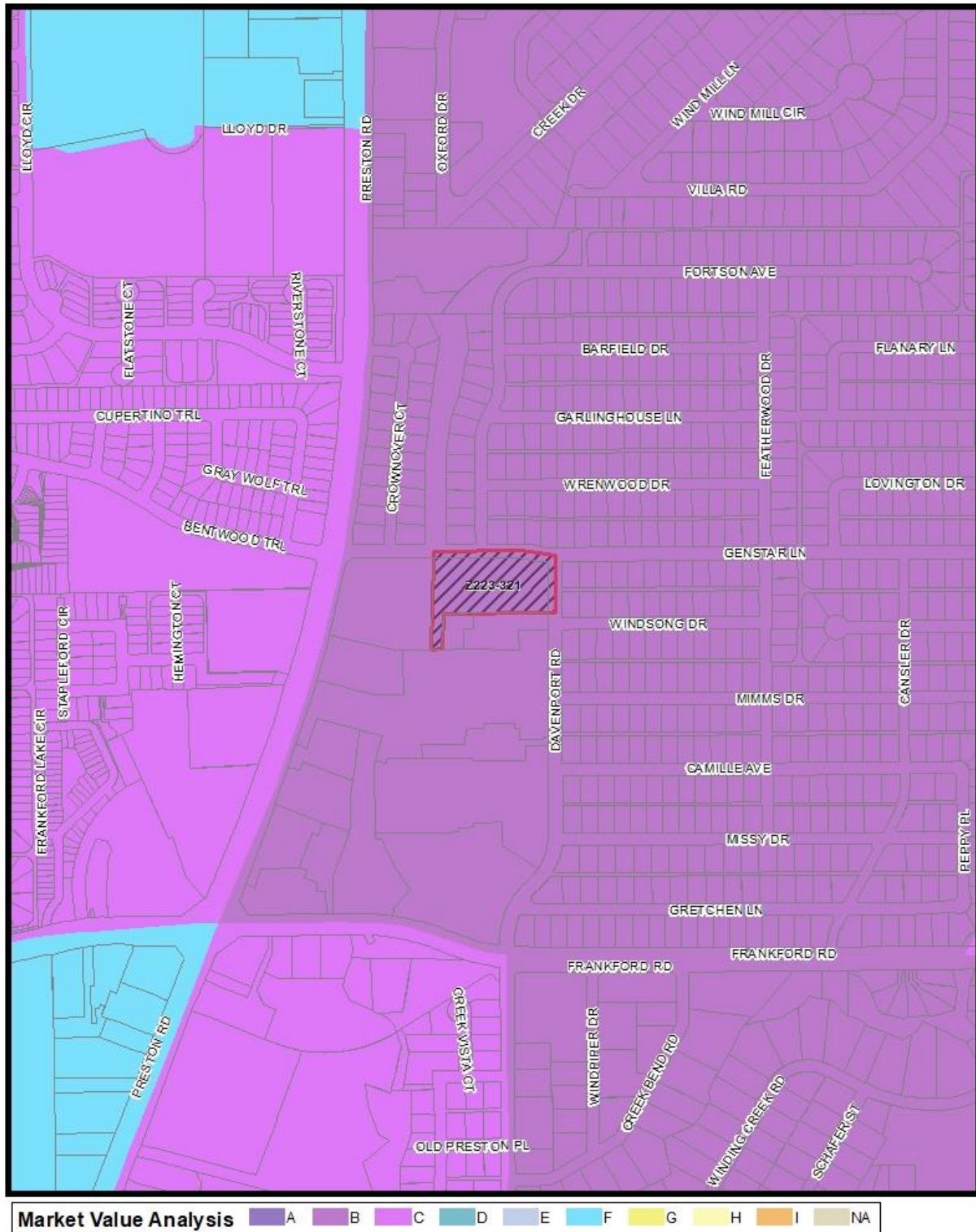
Notices:	Area: 300	Mailed: 50
Replies:	For: 2	Against: 2

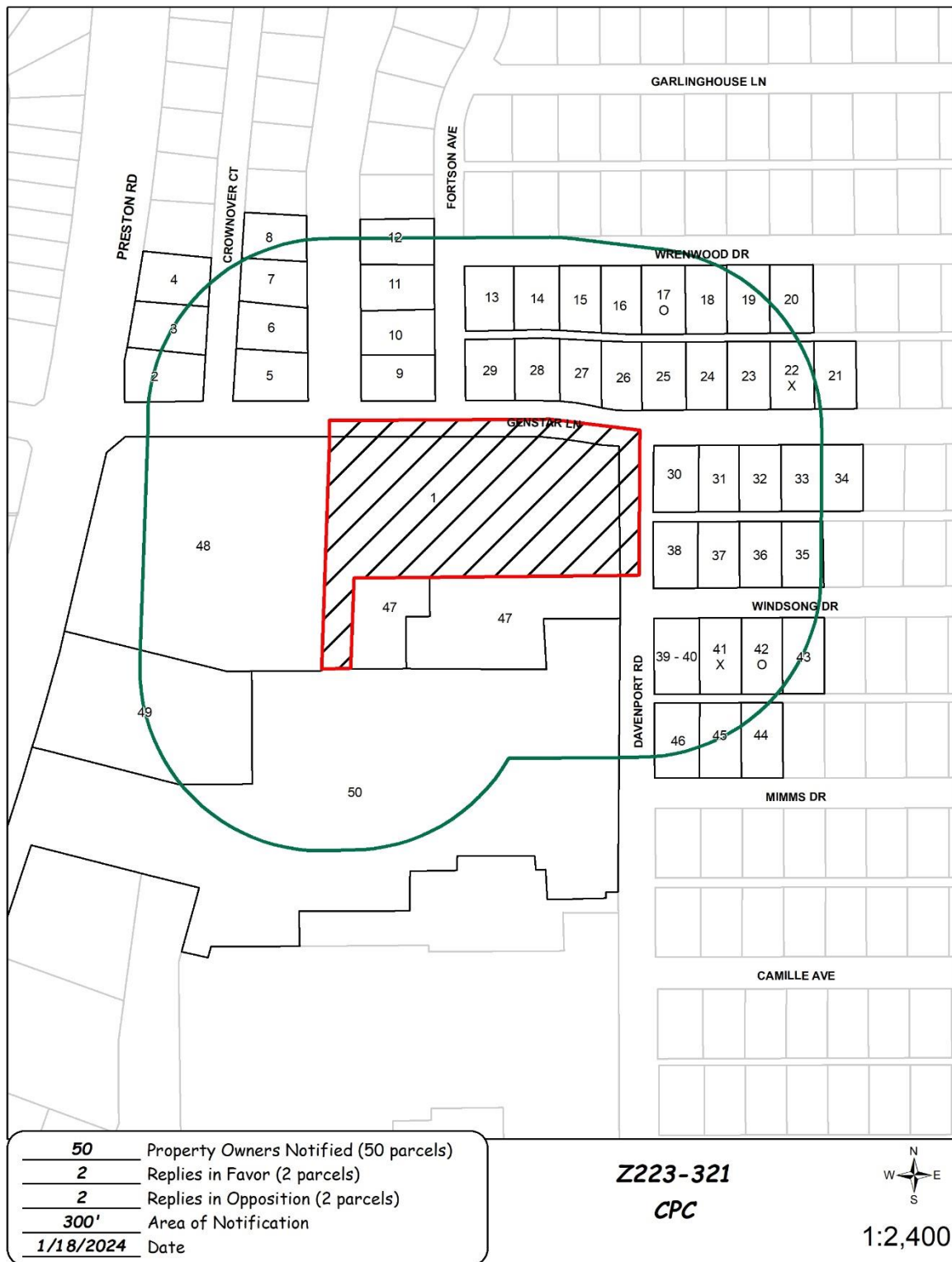
Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, TX 76116
Against: None
Against (Did not speak): Teresa Abbott, 6404 Windsong Dr., Dallas, TX, 75252











01/17/2024

Reply List of Property Owners***Z223-321******50 Property Owners Notified 2 Property Owners in Favor 2 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	GENSTAR LN	WEST PLANO MONTESSORI INC
	2	18505 CROWNOVER CT	SWANSON JEFFREY &
	3	18509 CROWNOVER CT	SEDIG PROPERTIES LP
	4	18515 CROWNOVER CT	Taxpayer at
	5	18504 CROWNOVER CT	NUDELMAN OLEG & MARGARET REVOCABLE TRUST &
	6	18508 CROWNOVER CT	PONCE CEDRIC &
	7	18512 CROWNOVER CT	ANDERSON STEVEN RAY &
	8	18516 CROWNOVER CT	WARNICK SCOTT B
	9	18503 FORTSON AVE	MILLER WILMA JUNE SHEPARD
	10	18507 FORTSON AVE	HOSSEINY HOSSEIN M
	11	18511 FORTSON AVE	YS INVESTMENTS LLC
	12	18515 FORTSON AVE	Taxpayer at
	13	6404 WRENWOOD DR	DREXLER NANCY
	14	6408 WRENWOOD DR	CAIN JOHN JEFFERY
	15	6412 WRENWOOD DR	MALONEY DANA NEVILL &
	16	6416 WRENWOOD DR	ANASTASI APRIL
O	17	6420 WRENWOOD DR	BRYANT MARK L & NANCY K
	18	6424 WRENWOOD DR	CASILLO DIANE K
	19	6428 WRENWOOD DR	NGUYEN TAM D & LY T
	20	6432 WRENWOOD DR	MCKUHN ADVENTURES LLC
	21	6435 GENSTAR LN	WHEELER FAMILY LIVING TRUST
X	22	6431 GENSTAR LN	ZIMMERMANN ANDREW D
	23	6427 GENSTAR LN	GRINDLE DENNIS F & PAULETTE L
	24	6423 GENSTAR LN	MITCHELL LISA B
	25	6419 GENSTAR LN	BELEW ROLA & SHERRY
	26	6415 GENSTAR LN	BRUSNIAK JOHN JR

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6411 GENSTAR LN	SCHLEMMER GREGG
	28	6407 GENSTAR LN	CHEN NA
	29	6403 GENSTAR LN	GIBSON DEIRDRE A
	30	6420 GENSTAR LN	KHAN SHAMIM & AMINUR R
	31	6424 GENSTAR LN	DILLENBACK BRADFORD
	32	6428 GENSTAR LN	DAVIS PETER H & BARBARA J
	33	6432 GENSTAR LN	HILL AUSTIN & RILEY
	34	6436 GENSTAR LN	JENNINGS ANGELA
	35	6415 WINDSONG DR	MOHLE AARON & MEGAN
	36	6411 WINDSONG DR	HATHAWAY RYAN N
	37	6407 WINDSONG DR	BOLIN MARY C LIVING TRUST THE
	38	6403 WINDSONG DR	AVILA DAPHNE COXON
	39	6404 WINDSONG DR	ABBOTT FAMILY TRUST THE &
	40	6404 WINDSONG DR	WHITE DOMINIC &
X	41	6408 WINDSONG DR	ONG JASON C &
O	42	6412 WINDSONG DR	ISOM RODNEY N & MARGARET T
	43	6416 WINDSONG DR	CAMPBELL KATHARINE G
	44	6411 MIMMS DR	NEGASH AMELWORK G
	45	6407 MIMMS DR	SOKATCH JOHN C & LAURA A
	46	6403 MIMMS DR	AMINI MOHSEN
	47	18303 DAVENPORT RD	LCP DALLAS DAYCARE OWNER LLC
	48	18484 PRESTON RD	PRESTON HIGHLAND RETAIL LLC
	49	18410 PRESTON RD	PRESTON ROAD ASSOC LTD
	50	18224 PRESTON RD	PRESTON ROAD ASSOC LTD