

CITY PLAN COMMISSION

THURSDAY, JULY 10, 2025

Planner: Michael Pepe

FILE NUMBER: Z245-143(LC) **DATE FILED:** December 30, 2024

LOCATION: Northeast corner of Webb Chapel Road and Royal Lane.

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 21,146 square feet **CENSUS TRACT:** 48113009607

APPLICANT/OWNER: Stacy Family Capital, LLC

REQUEST: An application for an **NS(A) Neighborhood Service District** or a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District.

SUMMARY: The applicant is proposing to rezone the property to allow all the main uses in the CR district with some exceptions based upon volunteered deed restrictions on the site.

STAFF RECOMMENDATION: **Approval** of the proposed **NS(A) Neighborhood Service District.**

PRIOR CPC ACTION: On April 10, and May 22, 2025, CPC moved to hold the case under advisement to July 10, 2025.

BACKGROUND INFORMATION:

- The area of request is currently an undeveloped lot (approx. 21,146 square feet in total size) on property zoned a R-10(A) Single Family District.
- Geographically located in northwest Dallas.
- This lot sits on the north line of Royal Lane between Webb Chapel Road and Damon Lane; has frontage on Webb Chapel Road, Royal Lane and Damon Lane.
- Lot used to have a single-family home/structure but fell into disrepair, so it was demolished.
- Applicant proposes commercial development on the lot.
- Applicant is volunteering deed restrictions related to permitted uses, setbacks, FAR, max building height and lot coverage.
- Applicant is requesting a general zoning change.
- Since the previous hearing, the applicant has amended their application to NS(A) Neighborhood Service District and a new set of proposed deed restrictions. Staff supports the proposed NS(A) district but does not support the volunteered deed restrictions. All changes in this report are highlighted.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Royal Lane	Principal Arterial	100 feet
Webb Chapel Road	Principal Arterial	100 feet
Damon Lane	Local Street	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department,

reviewed the request and provided the following comments:

- Engineering staff has no objection to the proposed GZC at 3201 Royal lane, so long as the approved zoning district requires a Development Impact Review for Drive Thru uses at permitting, such as CR District.
- Both Royal Lane and Webb Chapel are on the City of Dallas Thoroughfare Plan with a minimum right of width of 100 feet or a minimum dedication of property lines 50 feet from the established center line.
- Driveways must comply with standard dimensions for width and location away from signalized intersections. A driveway on Royal would likely not be a practical option. Staff will evaluate a commercial driveway on Webb Chapel Rd.
- Project will be required to upgrade sidewalks on all three frontages per City standards to minimum 5-foot width and a minimum 5-ft buffer between sidewalk and curb.
- Project will trigger traffic signal upgrades to be included with your full engineering plans review.

The project will be responsible to mitigate development impact as determined through the engineering review process.

STAFF ANALYSIS:

Comprehensive Plan:

The new forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that considers how our City has evolved over the last two decades and how to plan for changes in the very near future, from our continued economic growth to our long-term social vibrancy.

ForwardDallas 2.0 is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is situated within the Neighborhood Mixed-Use Placetype. This placetype allows the following primary land uses: Multiplex, Apartments, Mixed-Use, Lodging, Commercial and Office; in conjunction with secondary land uses including: Agricultural, Public Open Space, Private Open Space, Single Family Detached & Attached, Civic/Public Institutional and Utility.

The primary focus of the Neighborhood Mixed-Use placetype is to be anchors of commercial and social activity. These neighborhoods typically include a mix of single-family homes, commercial such as restaurants and personal service and office uses. This placetype maintains a transitional type of development that prioritizes pedestrian connectivity, while preserving the community's character with compatibly scaled mixed-use development. Local amenities such as parks and small-scale retail may be present, in conjunction with the residential creates hubs of low and medium density providing access to daily needs for residents and visitors.

The area of request is not an existing and established business yet, but it is important to add a note that new development in this placetype should align with the established building form and character of the neighborhood mixed-use development patterns. These new developments should be well-integrated within the natural landscape and consideration should be given a connectivity approach to preserve existing fabric of the area.

Active Area & Land Use Plans:

The subject site is outside the boundaries of any active area and land use plans.

Land Use:

	Zoning	Land Use
Site	R-10(A), Single Family District	Undeveloped lot
North	R-10(A), Single Family District	Single Family Detached
South	PD. No. 623 & R-10(A) Single Family District	Private school [Cambridge School] w/ parking & Single Family Detached
East	R-10(A), Single Family District	Single Family Detached
West	CR, Community Retail District	Commercial Retail

Land Use Compatibility:

The area of request is currently an undeveloped lot (approx. 21,146 square feet in total size) on property zoned a R-10(A) Single Family District.

To the north and east of the property are residential uses, in the form of single family detached structures. To the south of the property is existing Planned Development District No. 623, the Cambridge School and additional single-family residences. The west of the property is mostly a mix of commercial retail uses. The applicant intends to volunteer a set of deed restrictions to prohibit certain uses allowed by right in a CR Community Retail District. With this area being surrounded by commercial uses with a mix of residential, the area of request being compatible with the uses in the immediate area and the applicant's deed restrictions, staff finds the applicant's requested rezoning to be compatible with the surrounding area. However, staff does not support the applicant's request because the request would not be appropriate at the subject site. Staff finds the request to potentially have harmful impacts to the immediate area in the avenues of traffic, environmental, audio and visual pollution, specifically impacting the existing residential uses adjacent and on the same block.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff does not support the request because the uses allowed are foreseen to be detrimental to surrounding properties in the immediate area. Therefore, staff recommends denial of the request.

Land Use Comparison

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

LEGEND

	Use prohibited, highlighted row = a use is prohibited by the volunteered deed restrictions
•	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, 51A-4.213

	Existing	Prev. Proposed	Proposed 7/10
Use	R-10(A)	CR w/ DRs	NS(A) DR
AGRICULTURAL USES			
Animal production			
Commercial stable			
Community garden			
Crop production	•	•	•
Market garden			
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop		R	
Bus or rail transit vehicle maintenance or storage facility			
Catering service		•	
Commercial bus station and terminal			
Commercial cleaning or laundry plant			
Custom business services		•	
Custom woodworking, furniture construction, or repair			
Electronics service center		•	
Job or lithographic printing [3,500 sf or less.]			
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	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			

	Existing	Prev. Proposed	Proposed 7/10
Use	R-10(A)	CR w/ DRs	NS(A) DR
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			•
Cemetery or mausoleum	S	S	S
Child-care facility	«	•	•
Church	•	•	•
College, university, or seminary	S	•	S
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery	S	•	•
Foster home	S		
Halfway house			
Hospital		S	
Library, art gallery, or museum	S	•	•
Open enrollment charter school or private school		S	S
Public school	S	R	R
Surface accessory remote parking			
LODGING USES			
Extended stay hotel or motel			
Hotel or motel		S	
Lodging or boarding house		S	
Overnight general purpose shelter		«	
Short-term rental lodging			
MISCELLANEOUS USES			
Attached non-premise sign		S	S
Carnival or circus (temporary)	«	«	«
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	
OFFICE USES			
Alternative financial establishment		S	
Financial institution without drive-in window		•	
Financial institution with drive-in window		•	•
Medical clinic or ambulatory surgical center		D	
Office		•	•

	Existing	Prev. Proposed	Proposed 7/10
Use	R-10(A)	CR w/ DRs	NS(A) DR
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		•	S
Duplex			
Group residential facility			
Handicapped group dwelling unit	«		
Live-work unit. [Only one dwelling unit per lot.]			
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family	•		
RETAIL AND PERSONAL SERVICE USES			
Alcoholic beverage establishments		«	
Ambulance service		R	
Animal shelter or clinic without outside runs		R	
Animal shelter or clinic with outside runs			
Auto service center		R	
Business school		•	
Car wash		D	
Commercial amusement (inside)		S,«	
Commercial amusement (outside)		S	
Commercial motor vehicle parking			
Commercial parking lot or garage		R	
Convenience store with drive-through		S	
Drive-in theater			
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		S	
Home improvement center, lumber, brick or building materials sales yard		D	
Household equipment and appliance repair		•	

	Existing	Prev. Proposed	Proposed 7/10
Use	R-10(A)	CR w/ DRs	NS(A) DR
Liquefied natural gas fueling station			
Liquor store		•	
Mortuary, funeral home, or commercial wedding chapel		•	
Motor vehicle fueling station		•	S
Nursery, garden shop, or plant sales		•	
Outside sales			
Paraphernalia shop		S	
Pawn shop		•	
Personal service use		•	•
Restaurant without drive-in or drive-through service		R	R
Restaurant with drive-in or drive-through service		D	
Surface parking			
Swap or buy shop		S	
Taxidermist			
Temporary retail use		•	
Theater		•	
Tobacco shop			
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	S,CC	S / CC
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station		•	
Electrical generating plant			
Electrical substation	S	•	S
Local utilities	S, R, «	S, R, «	S/R
Police or fire station	S	•	S
Post office		•	S
Radio, television, or microwave tower	S	S	S

	Existing	Prev. Proposed	Proposed 7/10
Use	R-10(A)	CR w/ DRs	NS(A) DR
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	«	«	S
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		S	
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			
Accessory Use	R-10(A)	CR w/ DRs	
Community center (private)	S		
Day home			
Game court (private)			
General waste incinerator			
Helistop		S	
Home occupation			
Medical/infectious waste incinerator		S, «	
Outside display of merchandise			
Outside sales			
Outside storage			
Pathological waste incinerator			
Pedestrian skybridge			

	Existing	Prev. Proposed	Proposed 7/10
Use	R-10(A)	CR w/ DRs	NS(A) DR
Private stable			
Swimming pool (private)			

Development Standards:

The following is a comparison chart of the development standards for the current R-10(A) Single Family District and the proposed CR Community Retail District with deed restrictions. Applicant is volunteering deed restrictions to the permitted uses, yard, lot and space regulations, the maximum floor area ratio, the maximum building height, the maximum lot coverage, maximum non-permeable surface and limiting vehicular access. These deed restrictions are detailed and can be found in this report. The Dallas Development Code will require continuity of front yard setbacks on three streets, the volunteered deed restrictions for yard, lot, and space regulations do not add much value to the proposal.

District	Setback		Density	Height	Lot Cvr	Special Standards
	Front	Side/Rear				
Existing: R-10(A)	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%	
Proposed: CR	15'/30*	20' adjacent to res OTHER: No min.	0.75 FAR overall 0.5 office	54' ¹ 4 stories	60%	Proximity Slope Visual Intrusion
Prev. Proposed: CR w/DRs	25'/30**	20' adjacent to res OTHER: No min.	0.25 FAR overall	30' ¹ 2 stories	25%	Proximity Slope Visual Intrusion
NS(A) DRs in Red	15'	20' adj res 50'	0.5 FAR 3,000 sqft Effective FAR 0.143	30' 35' with slope 30'	40%	RPS

¹ Per [Sec. 51A-4.121\(a\)\(4\)\(E\)\(ii\)](#), maximum structure height is 35 feet for a structure with a gable, hip, or gambrel roof; and 30 feet for any other structure.

* due to blockface continuity, the applicant will be required to uphold a 30 foot minimum front yard setback for Damon Lane and Royal Lane because the existing zoning for those blocks is R-10(A).

** applicant is volunteering deed restrictions to prohibit certain uses allowed by right in the CR district, see Land Use Comparison chart below.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. As a part of the Article X requirements, the applicant's property will need to meet street buffer zone and residential buffer zone, as described below.

Residential Buffer Zone (RBZ):

Per [SEC. 51A-10.125](#), a residential buffer zone landscape area must be provided along that portion of the perimeter of a lot where residential adjacency exists. The residential buffer zone must have an average depth of 10 feet, a minimum depth of five feet, and a maximum depth of 30 feet. No portion of the residential buffer zone may exceed 10 percent of the lot depth excluding paved surfaces at points of vehicular and pedestrian ingress or egress.

(B) The residential buffer zone must include a minimum of one plant group every 40 feet. Plant groups must include:

- (i) Where screening is required, one minimum three-inch caliper large or medium tree.
- (ii) Where screening is not required:
 - (aa) one large or medium tree and three small trees;
 - (bb) one large or medium tree and three large evergreen shrubs;
 - (cc) one large or medium tree, two small trees, and one large evergreen shrub; or
 - (dd) one large or medium tree, one small tree, and two large evergreen shrubs.

(C) If the building official determines that the location of a local utility prohibits planting large trees or medium trees, two small trees may be planted for each large tree or medium tree.

(D) Large or medium trees must have a minimum caliper of two inches.

Due to the residential adjacencies immediately to the north and east of the subject site, the applicant will be required to implement the residential buffer zone in both areas, as referenced above, that fits the subject site. There is minimal existing vegetation with an existing fence towards the northern boundary of the site that may be able to count towards or function as the required buffer for that portion of the site. However, if that does not count the applicant would be responsible for implementing and planting the required buffers.

Street Buffer Zone (SBZ):

Per [SEC. 51A-10.125](#) street buffer zone is the landscape area provided along the entire length of the lot adjacent to a public right-of-way, excluding paved surfaces at points of vehicular ingress and egress. The minimum requirements are as follows:

Right-of-way	Average Depth	Minimum Depth	Maximum Depth
Freeways	15 feet	5 feet	50 feet

Arterials and community collectors	10 feet	5 feet	30 feet
Local and residential collectors	7.5 feet	5 feet	25 feet

Since the site sits on Royal Lane with Webb Chapel Road bounding it to the west and those are both labeled as principal arterials, the minimum requirements would be an average depth of 10 feet. This means the landscaped area provided along the length of the lot on both arterials would need to be at least 10 feet wide/10 feet from the property line to allow adequate planting. The street buffer zone requires one large tree or medium tree planted every 40 feet within the frontage and to determine the quantity the equation is to take the length of the lot frontage and divide that by 40. The lot frontage for Royal Lane totals approx. 100 feet, which divided by 40 will be a requirement of approx. 2.5 large trees. The lot frontage for Webb Chapel Road totals approx. 126 feet, which divided by 40 will be a requirement of approximately three large trees. Upon further review of the property during a site visit conducted by staff on February 5, 2025, it was discovered that there are no existing overhead utilities that will affect the type and size of trees that can be planted in the street buffer zone. Meaning the applicant will be able to meet the initial requirement. Staff can also confirm there no underground utilities that would impede the applicant from meeting this requirement, but all new trees will need to be located at least 10 feet from the underground utilities.

Screening of off-street loading spaces:

All off-street parking must be screened from adjacent street frontage, (10.125(b)(4)(A)). Staff is requiring the applicant place an advanced screening design to layer in some additional shrubs and groundcover.

Parking:

Pursuant to the Dallas Development Code, at permitting, the applicant would be required to comply with the standard parking ratios for the specified use(s), as well as any other uses permitted.

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

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strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently in a “E” MVA area.

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List of Officers

Stacy Family Capital, LLC

William G. Stacy IV

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS (PREVIOUS POSTING)

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF _____)

I.

The undersigned, Mesquite Tree Service, a Limited Liability Company ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the

J.Y. DILTS Survey, Abstract No. _____, City Block A/8833 _____, City of Dallas ("City"), Dallas _____ County, Texas, and being that same tract of land conveyed to the Owner by Raleigh Investment Group L.P., by deed dated 4/22/2024, and recorded in Volume 47, Page 155, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

All of Lots 2 and 3, Block A/8833, of the J.Y. Dilts subdivision, an addition to the city of Kleburg, now known as the City of Dallas, Dallas County, Texas according to the plat thereof recorded ha volume 47, page 155, Map Records, Dallas County, Texas

II.

The Owner does hereby impress all the Property with the following deed restrictions ("restrictions"), to wit:

1. CR Community Retail ~~Strike thru and highlighted~~ are prohibited, **BOLD** are allowed Purpose. To provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.
- (2) **Main uses permitted.**
 - (A) ~~Agricultural uses.~~
 - ~~Crop production.~~
 - (B) ~~Commercial and business service uses.~~
 - ~~Building repair and maintenance shop. [RAR]~~
 - ~~Catering service.~~
 - ~~Custom business services.~~
 - ~~Electronics service center.~~
 - ~~Medical or scientific laboratory. [SUP]~~
 - ~~Tool or equipment rental.~~
 - (C) ~~Industrial uses.~~
 - ~~Gas drilling and production. [SUP]~~
 - ~~Temporary concrete or asphalt batching plant. [SUP]~~
 - (D) **Institutional and community service uses.**
 - ~~Cemetery or mausoleum. [SUP]~~
 - **Child or adult care facility.**
 - **Church.**
 - ~~College, university, or seminary.~~

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS (PREVIOUS POSTING)

- Community service center. [SUP]
- Convent or monastery.
- Hospital. [SUP]
- Library, art gallery, or museum.
- Open-enrollment charter school or private school. [SUP]
- Public school other than an open-enrollment charter school. [RAR]
- (E) ~~Lodging uses.~~
 - Hotel and motel. [SUP]
 - Lodging or boarding house. [SUP]
 - Overnight general purpose shelter. [See Section 51A 4.205 (2.1)]
- (F) ~~Miscellaneous uses.~~
 - Attached non premise sign. [SUP]
 - Carnival or circus (temporary). [By special authorization of the building official.]
 - Temporary construction or sales office.
- (G) ~~Office uses.~~
 - Alternative financial establishment. [SUP]
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. [DIR]
 - Medical clinic or ambulatory surgical center.
 - Office.
- (H) ~~Recreation uses.~~
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (I) ~~Residential uses.~~
 - College dormitory, fraternity, or sorority house.
- (J) ~~Retail and personal service uses.~~
 - Alcoholic beverage establishments. [See Section 51A 4.210 (b)(4).]
 - Ambulance service. [RAR]
 - Animal shelter or clinic without outside runs. [RAR]
 - Auto service center. [RAR]
 - Business school.
 - Car wash. [DIR]
 - Commercial amusement (inside). [SUP may be required. See Section 51A 4.210(b)(7)(B).]
 - Commercial amusement (outside). [SUP]
 - Commercial parking lot or garage. [RAR]
 - Convenience store with drive through. [SUP]
 - 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. [SUP]
 - Home improvement center, lumber, brick or building materials sales yard. [DIR]
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Paraphernalia shop. [SUP]
 - Pawn shop.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. [RAR]
 - Restaurant with drive-in or drive-through service. [DIR]

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS (PREVIOUS POSTING)

- ~~Swap or buy shop. [SUP]~~
- ~~Temporary retail use.~~
- ~~Theater.~~
- (K) ~~Transportation uses.~~
 - ~~Transit passenger shelter.~~
 - ~~Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]~~
- (L) ~~Utility and public service uses.~~
 - ~~Commercial radio and television transmitting station.~~
 - ~~Electrical substation.~~
 - ~~Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]~~
 - ~~Police or fire station.~~
 - ~~Post office.~~
 - ~~Radio, television or microwave tower. [SUP]~~
 - ~~Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]~~
 - ~~Utility or government installation other than listed. [SUP]~~
- (M) ~~Wholesale, distribution, and storage uses.~~
 - ~~Mini warehouse. [SUP]~~
 - ~~Recycling buy-back center. [See Section 51A-4.213 (11).]~~
 - ~~Recycling collection center. [See Section 51A-4.213 (11.1).]~~
 - ~~Recycling drop-off container. [See Section 51A-4.213 (11.2).]~~
 - ~~Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]~~

2. The following shall be implemented for the subject property:

- A. Yard, lot and space regulations:
 - i. Minimum front yard is 25 feet, except the minimum front yard on Damon Lane is 30 feet.
- B. Maximum floor area ratio is 0.25.
- C. Maximum building height permitted is thirty (30) feet.
- D. Maximum number of stories above grade is two.
- E. Maximum lot coverage is 25 percent.
- F. Maximum non-permeable surface is 80 percent.
- G. No vehicular access is allowed to Damon Lane.

APPLICANT'S VOLUNTEERED DEED RESTRICTIONS (7/10 POSTING)

The following main uses are prohibited:

Gas drilling and production
Temporary concrete or asphalt batching plant
Cemetery or mausoleum
College, university, or seminary
Attached non-premise sign
Carnival or circus (temporary)
Country club with private membership
College dormitory, fraternity, or sorority house
Dry cleaning or laundry store
Motor vehicle fueling station
Transit passenger station or transfer center
Electrical substation
Police or fire station
Post office
Radio, television or microwave tower
Tower/antenna for cellular communication
Utility or government installation other than listed
Recycling drop-off container
Recycling drop-off for special occasion collection

The other following uses are defined and prohibited:

TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. Tattooing means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. Piercing studios means a facility in which body piercing is performed. Body Piercing means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

TOBACCO SHOP means a retail store or personal service use principally for the sale of cigars, cigarettes, pipes, tobacco, and other related items, included vaping materials.

Additional restrictions and development requirements:

General merchandise or food store 3,500 square feet or less is limited to a maximum total floor area of 2,000 square feet.

Medical clinic or ambulatory surgical center use is limited to a maximum floor area of 1,500 square feet per single occupancy.

Maximum building height is 30 feet

Minimum side yard setback: 50 feet from northeast property line.

Maximum floor area is 3,000 square feet

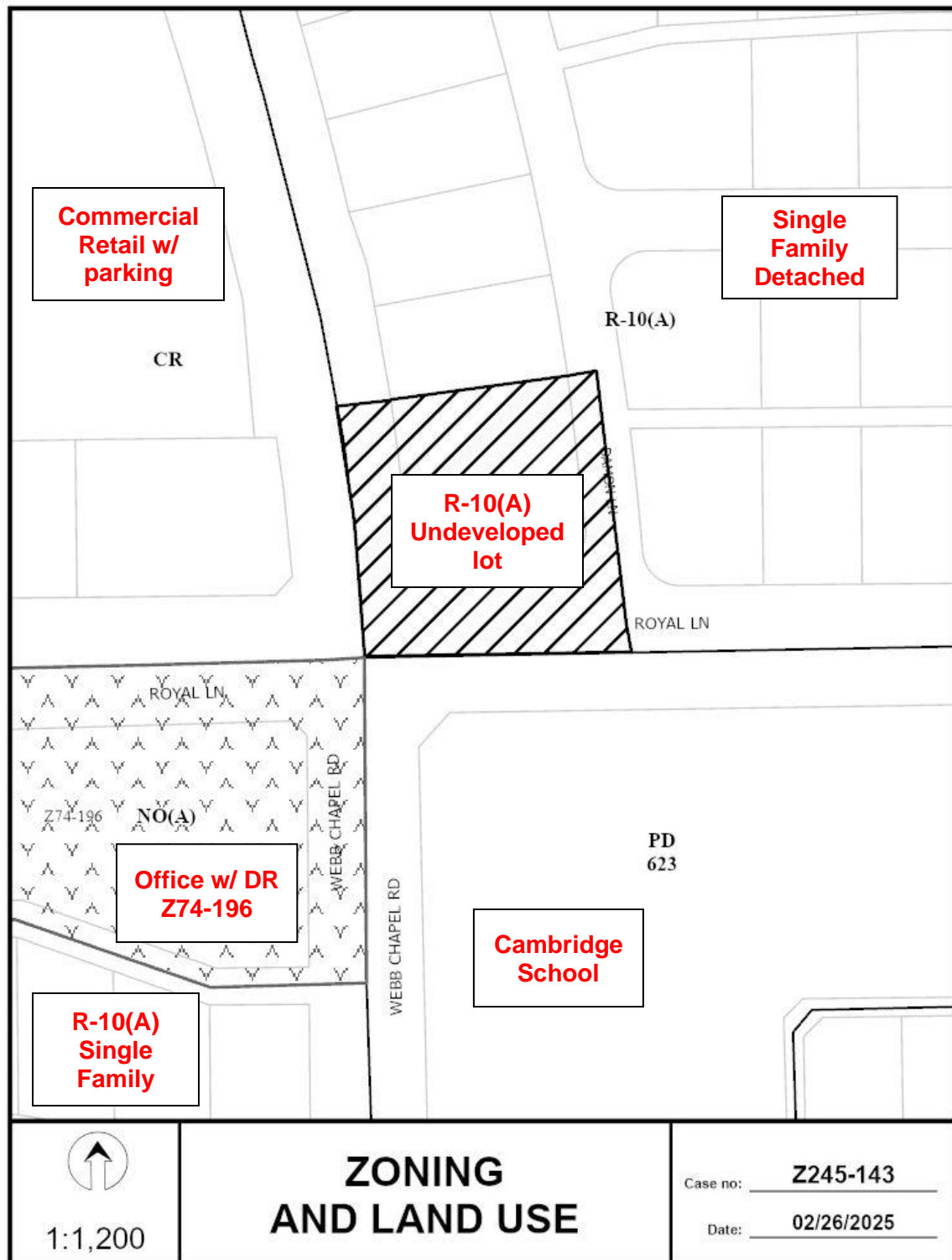
Solid screening with a minimum height of six (6) feet must be provided along the northeast property line with the exception of the required front yard on Damon Lane where the solid screen must have a minimum height of four feet.

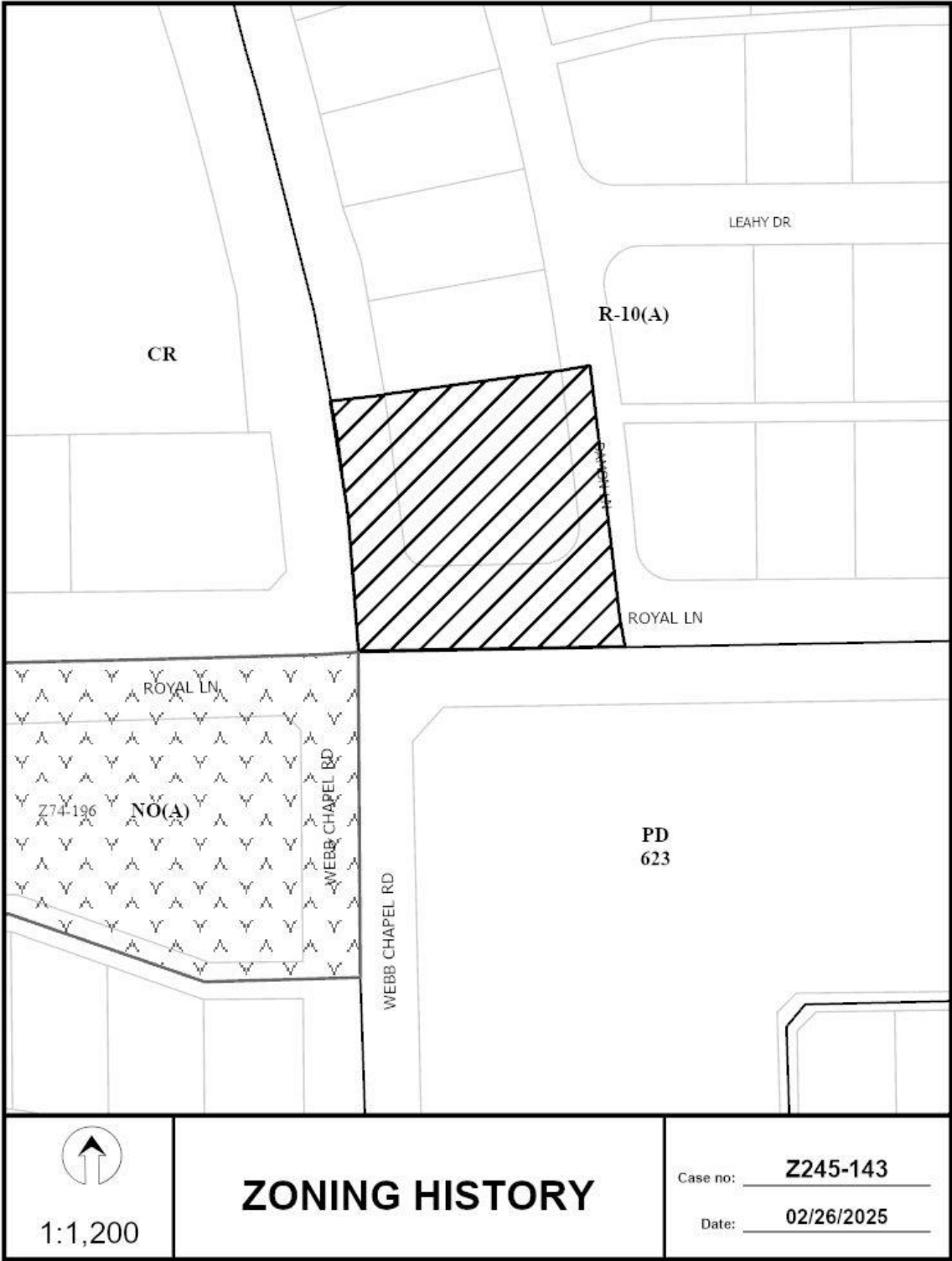
Trees with a minimum diameter of three (3) caliper inches must be planted along the northeast property line with a maximum spacing of twenty-five (25) feet on-center prior to the issuance of a C.O. for any use on the property.

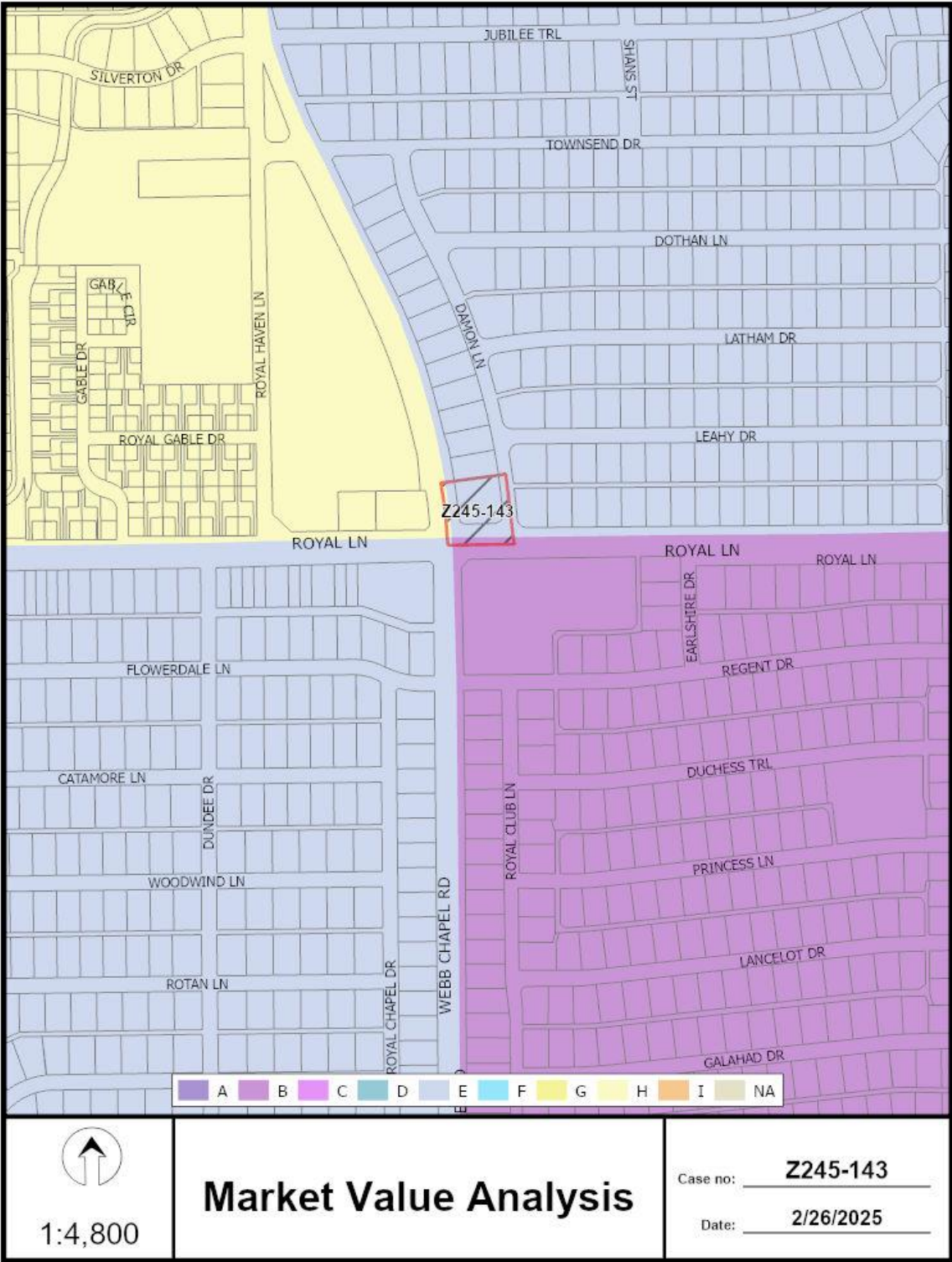
Surface parking landscaping/screening must comply with Section 51A-13.408(c)(4).

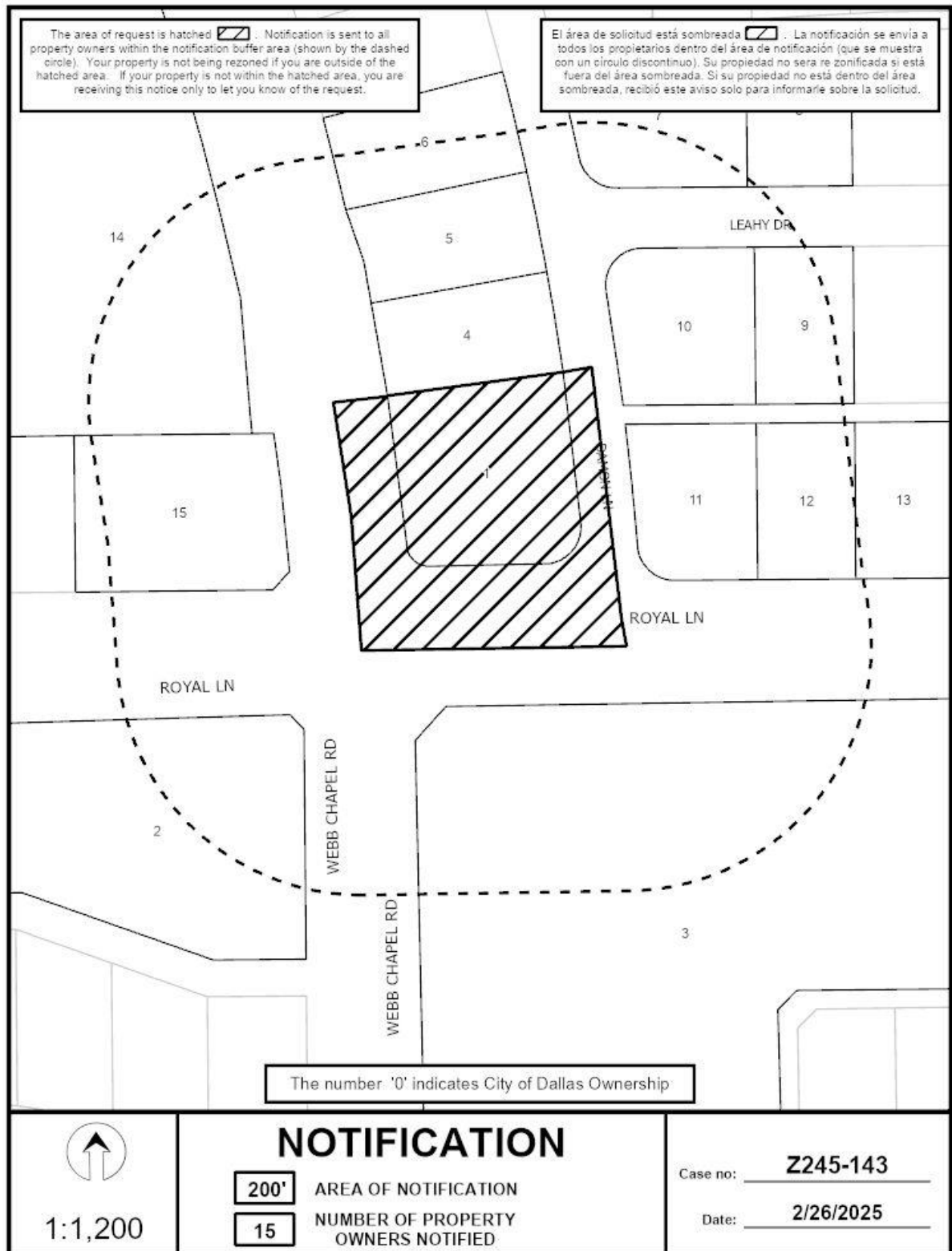












02/26/2025

Notification List of Property Owners***Z245-143******15 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3201 ROYAL LN	STACY FAMILY CAPITAL LLC
2	3198 ROYAL LN	CHARDON PROPERTIES LLC
3	3202 ROYAL LN	CAMBRIDGE SCHOOL OF DALLAS THE
4	10817 DAMON LN	CORDOVA CATARINO &
5	10823 DAMON LN	LOPEZ JOSE ALBERTO &
6	10829 DAMON LN	WOERNER WESTON & LAUREN
7	3207 LEAHY DR	KLOSINSKI TYLER C &
8	3215 LEAHY DR	BANKS SCOTT MITCHELL
9	3214 LEAHY DR	WALKER WILLIAM M
10	3206 LEAHY DR	Taxpayer at
11	3209 ROYAL LN	ALBANNA TALA
12	3215 ROYAL LN	MITCHELL JOSHUA &
13	3221 ROYAL LN	3221 ROYAL
14	10815 WEBB CHAPEL RD	CENTRO NP HOLDINGS 12 SPE LLC
15	10811 WEBB CHAPEL RD	MDC COAST 6 LLC