

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, DECEMBER 10, 2025

ACM: Robin Bentley

FILE NUMBER: Z-25-000161

DATE FILED: September 23, 2025

LOCATION: West corner of East Stark Road and Seagoville Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: 100.05 acres

CENSUS TRACT: 48113017010

REPRESENTATIVE: Elsie Thurman

OWNER/APPLICANT: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 512.

SUMMARY: The purpose of the request is to allow for the construction of a new public elementary and middle school on the eastern corner of the site.

STAFF RECOMMENDATION: Approval, subject to a development plan, traffic management plan, and conditions.

CPC RECOMMENDATION: Approval, subject to a development plan, traffic management plan, and conditions.

PD 512:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=512>

BACKGROUND INFORMATION:

- The area of request consists of all the existing extent of Planned Development District 512.
- The existing zoning district generally defaults to R-1/2ac(A) Single Family District, but it permits public school uses.
- There are two existing schools within the existing PD. The applicant proposes a new facility on the eastern corner of the site, with a combination of elementary and middle school services. Seagoville High School currently operates on the western corner of the site, but amended the PD for an expansion in 2023, which is now under construction. Seagoville Middle School also operates on the north corner of the site. Each of these facilities have existing development plans and traffic management plans, which are not proposed to be modified by this change.
- The change would add a new development plan and new traffic management plan for the planned facility.

Zoning History:

There has been one zoning case in the area of notification in the last five years.

1. **Z212-342:** On September 13, 2023, the City Council approved an application for an amendment to Planned Development District No. 512, on the west corner of East Stark Road and Seagoville Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed ROW
North Woody Road	Residential Collector	75' / 60' ROW, Bike Plan
Seagoville Road	Minor Arterial	60' / 80' ROW, Bike Plan
Stark Road	Local	55' ROW

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

The space will add on-site queue space for the new school facilities and is projected to

have significant surplus queue space. The school also maximizes queue capacity without a substantial increase in paving by sharing the same queueing area with Seagoville High School by completing both pick up and drop off much earlier than does Seagoville HS. Middle School vehicles would enter and exit from Seagoville Road and the Elementary vehicle would enter and exit from Stark Road.

Transit Access:

The following transit services are located within ½ mile of the site:
DART Kleberg Area Go Link Zone

STAFF ANALYSIS:

Comprehensive Plan Consistency Review

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

Subject Property Place-type(s) Community Residential

The Community Residential place-type encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Primary:

Single Family Detached, Single Family Attached

Supporting:

Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility

Consistency Review Recommendation

The proposed zoning change is generally consistent with Forward Dallas. As an institutional use, certain factors must justify the placement of this supporting use within the Community Residential Placetype. The location of the proposed school and the design conditions that accommodate the public realm makes this use appropriate with the surrounding context.



PLACETYPE CATEGORIES

A placetype represents a holistic, larger scale vision for a community or place that incorporates a desired mix of land uses, design, and density.

 REGIONAL OPEN SPACE	 NEIGHBORHOOD MIXED-USE
 SMALL TOWN RESIDENTIAL	 COMMUNITY MIXED-USE
 COMMUNITY RESIDENTIAL	 REGIONAL MIXED-USE
 CITY RESIDENTIAL	 CITY CENTER
 FLEX COMMERCIAL	 LOGISTICS/INDUSTRIAL PARK
 INDUSTRIAL HUB	 INSTITUTIONAL CAMPUS
 AIRPORT	 UTILITY

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 512	Public School other than an open enrollment charter school (High School, Middle School)
Northeast	R-1/2ac(A) Single Family District, CR Community Retail District	Agricultural, Single Family
Southeast	Outside City Limit, A(A) Agricultural District, CR Community Retail District	Outside City Limit, Single family, Church
Southwest	R-7.5(A) Single Family District	Single family
Northwest	R-10(A) Single Family District, NS(A) Neighborhood Service District	Church, Single Family, Undeveloped

Land Use Compatibility:

The property is currently within Planned Development District No. 512 and developed with two public schools other than an open-enrollment charter school [Seagoville High School and Seagoville Middle School]. Across Seagoville Road to the northeast, there are single family and agricultural uses. Across Woody Road to the northwest, there are single family and church uses. A large single family subdivision comprises the southwestern boundary of the PD. Properties to the southeast, across Stark Road, include single family uses, a church, and the city limits of Seagoville.

The new development plan includes the 115,172 square foot facility along Seagoville Road, as well the addition of queue lanes and access paths around this addition. The additional floor area proposed on the development plan will accommodate students in new facilities, while being suitable for maintaining compatibility with the surrounding area. The extension of the developed area with paths and through lanes allows for better flow of students, pedestrians, and vehicles around and through the site.

The facility is properly situated to accommodate both vehicular and pedestrian access, as well as to prevent as much loss of trees as possible.

Development Standards

<u>DISTRICT</u>	Setbacks (Min/Max)		Height¹	Lot Coverage	Special Conditions
	Front	Side /			

		Rear			
Existing PD no. 512					
General standards for a public-school use in reference R-1/2ac	40' min No max	10' res 20' nonres	Any height consistent with FAA airspace limitations and the building code	25% nonres	RPS

¹ Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

The PD defaults generally to the development standards of R-1/2ac without modification. The only modification to the basic yard, lot, and space standards pertain to the middle school. The applicant is not proposing any changes to these basic yard, lot, and space standards.

Landscaping:

The area under development must comply with Article X for purposes of landscaping and tree preservation. The placement of this facility is situated in such a way as to preserve the maximum amount of trees possible, because the building is pushed toward the least forested corner of Seagoville and Stark. There would remain a large collection of post oak trees between the new school and Seagoville High School.

Parking:

In general, the parking requirements in the amended PD default to Chapter 51A. The school must provide parking for the elementary and middle school uses in accordance with code, which does not require parking for these uses. The development plan depicts 116 spaces.

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 located with an "H" MVA area.

List of Officers

LIST OF PARTNERS/PRINCIPLES/OFFICERS

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES / ADMINISTRATION

BOARD OF TRUSTEES

District 1 Lance Currie – 2nd Vice President

District 2 Sarah Weinberg

District 3 Dan Micciche

District 4 Prisma Y. Garcia – Board Secretary

District 5 Byron Sanders

District 6 Joyce Foreman

District 7 Ben Mackey

District 8 Joe Carreon, President

District 9 Ed Turner – 1st Vice President

ADMINISTRATION

Dr. Stephanie S. Elizalde, Ed.D. Superintendent

Pamela Lear, Ed.D. Deputy Superintendent of Staff and Accountability

Brian C. Lusk, Deputy Superintendent of Academics and Transformation

Jason Stanford, Special Assistant to the Superintendent

Mike Garcia, Executive Director of Construction Services

Brent Alfred, Chief of Construction Services

Robert Abel, Chief of Human Capital Management

Libby Daniels, Chief of Communications

Tiffany Huitt-Powell, Chief of School Leadership

Sean Brinkman, Chief Technology Officer

Angie Gaylord, Chief Academic Officer

David Bates, Chief of Operations

Jon Dahlander, Chief of Partnerships & Intergovernmental Relations

Eduardo Ramos, Chief Financial Officer

Albert Martinez, Chief of Police

October 23, 2025 Draft CPC Action

8. [25-2992A](#) **Z-25-000161**

Planner: Michael Pepe

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 512, subject to a development plan, traffic management plan, and conditions, on the west corner of East Stark Road and Seagoville Road.

Maker: Carpenter
Second: Hampton
Result: Carried: 14 to 0

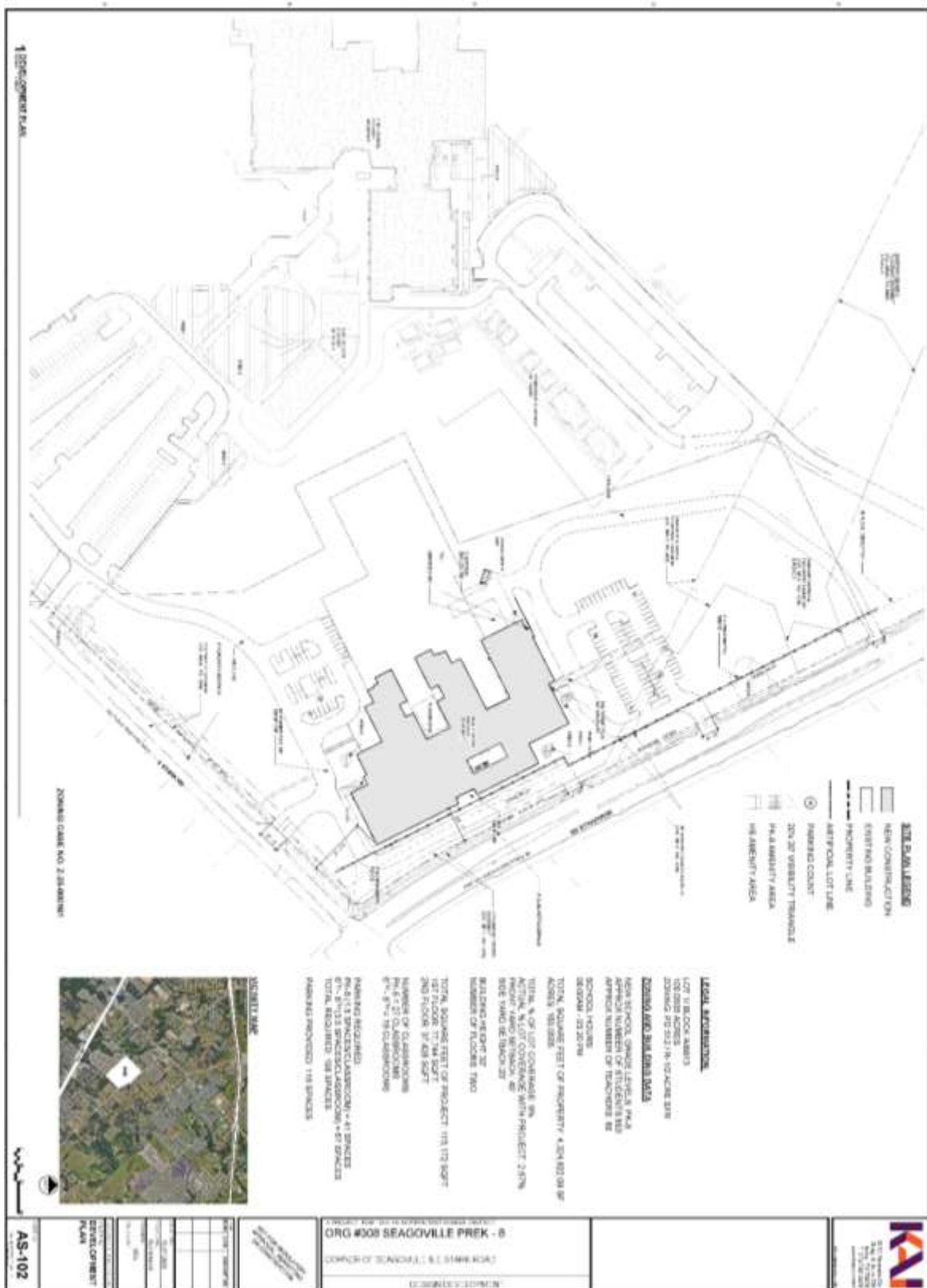
For: 14 - Sims, Hampton, Herbert, Forsyth,
Carpenter, Wheeler-Reagan, Franklin,
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 1 - Serrato
Vacancy: 0

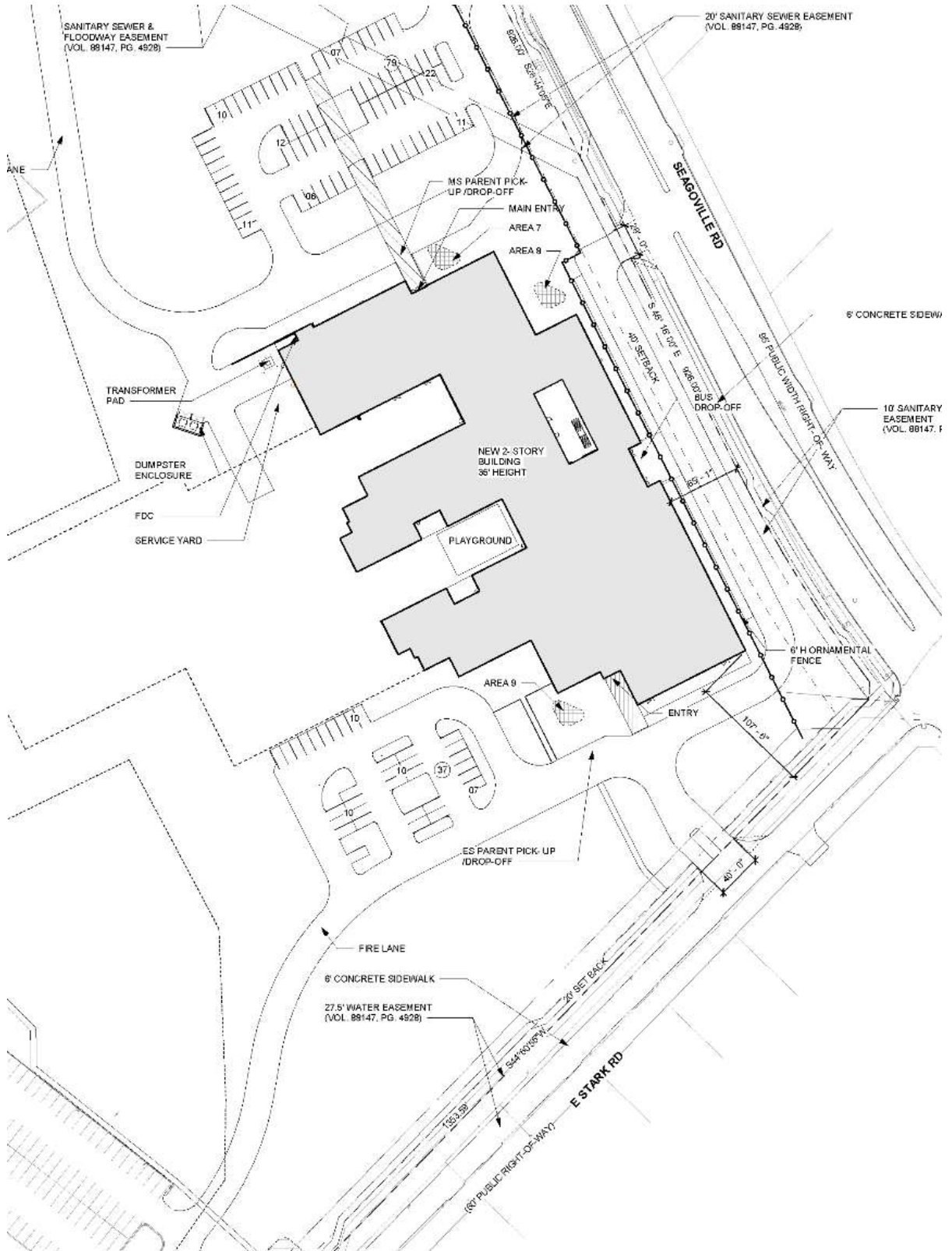
Notices:	Area: 500	Mailed: 202
Replies:	For: 1	Against: 0

Speakers: None

PROPOSED DEVELOPMENT PLAN



PROPOSED DEVELOPMENT PLAN (ENLARGED)



Traffic Management Plan



PROPOSED CONDITIONS

ARTICLE 512.

PD 512.

SEC. 51P-512.101. LEGISLATIVE HISTORY.

PD 512 was established by Ordinance No. 23560, passed by the Dallas City Council on June 24, 1998. Ordinance No. 23560 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23560 was amended by Ordinance No. 24754, passed by the Dallas City Council on October 24, 2001.

SEC. 51P-512.102. PROPERTY LOCATION AND SIZE.

PD 512 is established on property generally located at the south corner of Woody Road and Seagoville Road. The size of PD 512 is approximately 100.05 acres.

SEC. 51P-512.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, an accessory youth and family center means a multi-functional facility sponsored or operated by a school as part of the school use where a combination of social, recreational, welfare, health, habilitation, rehabilitation, counseling, educational referral, or out-patient medical, dental, or optical treatment services are provided to students and family members.

(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-512.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 512A: existing middle school development plan.
- (2) Exhibit 512B: existing middle school traffic management plan.
- (3) Exhibit 512C: high school development plan.
- (4) Exhibit 512D: high school traffic management plan.
- (5) Exhibit 512E: elementary school development plan.

- (6) Exhibit 512F: elementary school traffic management plan.

SEC. 51P-512.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the applicable middle school development plan (Exhibit 512A), ~~[or the]~~ high school development plan (Exhibit 512C), or elementary school development plan (Exhibit 512E). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of and amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan, do not apply.

SEC. 51P-512.105. MAIN USES PERMITTED.

(a) Public school.

(b) All other uses permitted in an R-1/2ac(A) Single Family District, subject to the same conditions applicable in the R-1/2ac(A) Single Family District, as set out in the Dallas Development Code. For example, a use permitted in the R-1/2ac(A) Single Family District by specific use permit (SUP) only is permitted in this PD by SUP only. A use subject to development impact review (DIR) in the R-1/2ac(A) Single Family District is subject to DIR in this PD, etc.

SEC. 51P-512.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) An accessory youth and family center is a permitted accessory use in this PD, but it is only permitted in the location shown on the middle school development plan.

SEC. 51P-512.107. 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) Except as provided in this section, the yard, lot, and space regulations of the R-1/2ac(A) Single Family District apply.

(b) A minimum front yard setback of 20 feet is permitted for the existing accessory youth and family center and the zone of portable classrooms area fronting on Seagoville Road and the zone of portable classroom areas fronting on Woody Road, as shown on the middle

school development plan.

SEC. 51P-512.108. OFF-STREET PARKING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(b) Senior high school classrooms. 5.0 spaces per senior high classroom are required.

SEC. 51P-512.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-512.110. LANDSCAPING.

(a) Except as provided below, landscaping must be provided in accordance with Article X. Plant material must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Article X.

(b) Within 90 days after the issuance of a certificate of occupancy for the accessory youth and family center, a foundation planting strip must be provided along the entire western, northern, and eastern building facades, exclusive of doorways. The planting strip must consist of shrubs, with a minimum size of five gallons, planted a minimum of 30 inches on center.

(c) The following additional landscaping requirements apply upon completion of the new two story classroom building and storm shelter shown on the high school development plan. The soil and planting area requirements and tree location requirements of Sections 51A-10.104 apply.

(1) One large tree must be planted and maintained for every 50 linear feet on the property within 15 feet of the edge of sidewalks along Stark Road and Seagoville Road. Preservation of existing trees may be used to satisfy this requirement.

(2) Parking areas designated on the high school development plan must include the following parking lot tree requirements.

(A) No parking space may be located more than 70 feet frontage trunk of a large or medium tree.

(B) Trees planted within parking lot islands requires a minimum of 160 square feet of surface soil area.

SEC. 51P-512.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII, except that one additional premise sign with a maximum effective area of 75 square feet and a maximum height of 25 feet may be located as shown on the middle school development plan. No other signs for a public school other than an open enrollment charter school are required to be shown on a development plan.

SEC. 51P-512.112. ACCESS.

Ingress and egress must be provided as shown on the middle school development plan, ~~[and the]~~ high school development plan, and elementary school development plan. No other ingress or egress is permitted.

SEC. 51P-512.112.1 TRAFFIC MANAGEMENT PLAN.

(a) Operation of the existing middle school must comply with the traffic management plan (Exhibit 512B).

(b) High School.

(1) In general. Operation of the high school must comply with the high school traffic management plan (Exhibit 512D).

(2) Queueing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city right-of-way.

(3) Traffic study.

(A) The property owner or operator shall prepare a traffic study evaluating the sufficiency of the high school traffic management plan. The initial traffic study must be submitted to the director by March 1, 2025, or within six months after students first begin attending classes, for the new two story classroom building and storm shelter shown on the high school development plan, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

(i) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2025 or within six months after students first begin attending classes, whichever is later. The director shall notify the city plan commission.

(ii) If the Property owner or operator fails to submit a required traffic update of the traffic study to the director by March 1st of each odd-numbered year, the director shall notify the city plan commission.

(B) The traffic study must be in writing, performed by the licensed engineer, based, on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following.

(i) ingress and egress points;

- (ii) queue lengths;
- (iii) number and location of personnel assisting with loading and unloading of students;
- (iv) drop-off and pick-up locations;
- (v) drop-off and pick-up hours for each grade level;
- (vi) hours for each grade level; and
- (vii) circulation.

(C) Within 30 days after submission of the traffic study, the director shall determine if the current high school traffic management plan is sufficient.

(i) If the director determines that the high school traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) If the director determines that the high school traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended high school traffic management plan. If the Property owner fails to submit an amended high school traffic management plan within 30 days. The director shall notify the city plan commission.

(4) Amendment process.

(A) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(B) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion regulations.

(c) Elementary school.

(1) In general. Operation of a public school must comply with the attached traffic management plan.

(2) Queuing. Queuing is not permitted within city rights-of-way.

(3) Traffic study.

(A) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 31, 2028, or within six months after a certificate of occupancy is issued for the building addition, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 31st of each even-numbered year.

(B) If the Property owner or operator fails to submit the required initial traffic study to the director by March 31, 2028, or within six months after students first begin attending classes,

whichever is later, the director shall notify the city plan commission.

(C) If the Property owner or operator fails to submit a required update of the traffic study to the director by March 31st of each even-numbered year, the director shall notify the city plan commission.

(D) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (i) ingress and egress points;
- (ii) queue lengths;
- (iii) number and location of personnel assisting with loading and unloading of students;
- (iv) drop-off and pick-up locations;
- (v) drop-off and pick-up hours for each grade level;
- (vi) hours for each grade level; and
- (vii) circulation.

(C) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(i) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(4) Amendment process.

(A) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(B) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion

SEC. 51P-512.112.2.

PEDESTRIAN AMENITIES.

(a) Seagoville Road.

(1) Prior to the issuance of a certificate of occupancy for a [the] new elementary [two-story classroom building and storm shelter shown on the high] school [development plan], a minimum six-foot wide unobstructed sidewalk with a minimum five-foot wide buffer must be

provided along the Seagoville Road frontage from the intersection with Stark Road to the northmost high school driveway, as shown on the high school development plan. The buffer width may be reduced in order to avoid existing trees or utilities.

(2) Prior to the issuance of a certificate of occupancy for a new elementary school, a minimum six-foot wide unobstructed internal path must be provided to directly connect the elementary school addition entrance to the Seagoville frontage sidewalk.

(b) Stark Road.

(1) Prior to the issuance of a certificate of occupancy for the new two-story classroom building and storm shelter shown on the high school development plan, a minimum six-foot wide unobstructed sidewalk with a minimum five-foot wide buffer must be provided along the Stark Road frontage. The buffer width may be reduced in order to avoid existing trees or utilities.

(2) Prior to the issuance of a certificate of occupancy for the new two-story classroom building and storm shelter shown on the high school development plan, a minimum six-foot wide unobstructed internal path must be provided to directly connect the high school addition entrance to the Stark Road frontage sidewalk.

(c) Public Pedestrian amenities for a high school:

(1) Prior to the issuance of a certificate of occupancy for the new two-story classroom building and storm shelter shown on the high school development plan, each of the areas labeled on the development plan as Areas 1 through 6, must be developed with the following:

(A) Area 1. A minimum of four benches, one trash can, one bicycle rack, and three large trees.

(B) Area 2. A minimum of four benches, one trash can, one bicycle rack, a shade structure with a minimum area of 150 square feet, and four large trees.

(C) Area 3. A minimum of three benches, one trash can, one bicycle rack, and three large trees.

(D) Area 4. A minimum of four benches, one trash can, and one bicycle rack.

(E) Area 5. A minimum of two benches, and one trash can, and two large trees.

(F) Area 6. A minimum of two benches, one trash can, and two large trees.

(2) The final location for amenities within each designated area will be determined at permitting.

(d) Pedestrian amenities for an elementary school:

(1) Prior to the issuance of a certificate of occupancy for an elementary school, each of the areas labeled on the elementary development plan as Areas 7 through 9, must be developed with the following:

(A) Area 7: A minimum of one bench, one trash receptacle, and three large or medium trees.

(B) Area 8: A minimum of one bench, one trash receptacle, one bicycle rack, and one flagpole.

(C) Area 9: A minimum of one bench, one trash receptacle, one bicycle rack, and three large or medium trees.

(2) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

SEC. 51P-512.112.3. HIGH SCHOOL PRACTICE FIELD LIGHTING.

A maximum of four light standards exceeding 15 feet in height may be provided for athletic fields accessory to a public school other than an open enrollment charter school with the following conditions:

- (a) The light standards may not be located in the side yard.
- (b) Maximum height of the light standards is 80 feet. Residential proximity slope does not apply.
- (c) [Lighting exceeding 15 feet in height may only operate Monday through Thursday between 6:30 a.m. and 9:30 p.m.] The light standards may only operate Monday through Saturday between 6:00 a.m. and 10:00 p.m.
- (d) Lighting is limited to practice involving a Dallas Independent School District athletic team (or other UIL organization).
- (e) Athletic field lighting must comply with the International Dark-Sky Association standards for “Community-Friendly Sports Lighting Design.

SEC. 51P-512.112.4. FENCES FOR A NEW ELEMENTARY SCHOOL

(a) Fences constructed within the area designated for the new elementary school development plan must comply with following:

- (1) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Section. 51A-4.602(a).
- (2) An open fence with a maximum height of six feet may be located in a required yard along a street frontage if all of the following conditions are met:

(A) OPEN FENCE means a fence with a minimum 50 percent open surface area in any given square foot of surface.;

(B) Gates for vehicular traffic must be located a minimum of 20 feet from the back of the street curb.;

(C) The fence must comply with the visual obstruction regulations in Section.

51A4.602.; and

(D) The fence may not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

SEC. 51P-512.113.

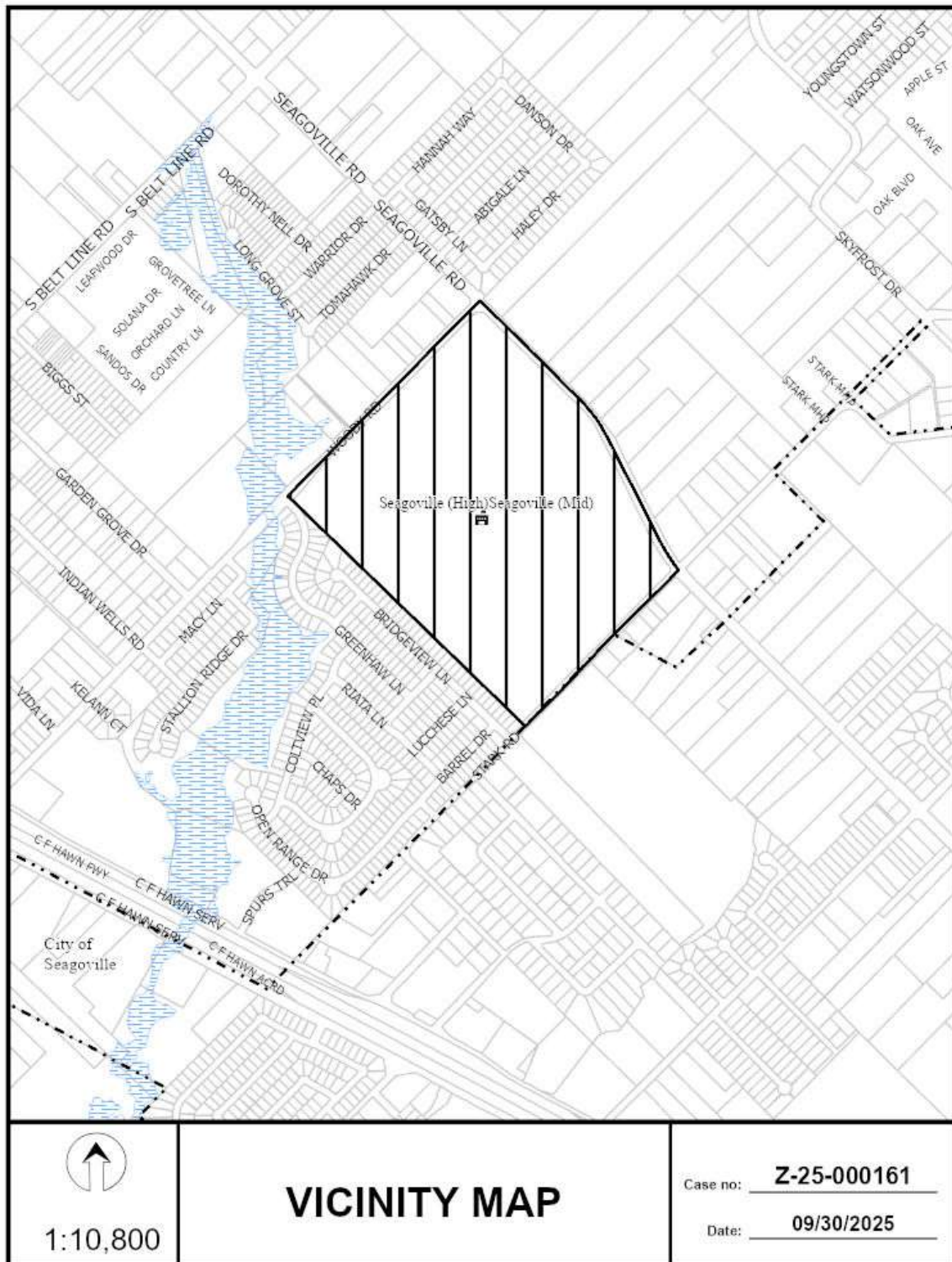
ADDITIONAL PROVISIONS.

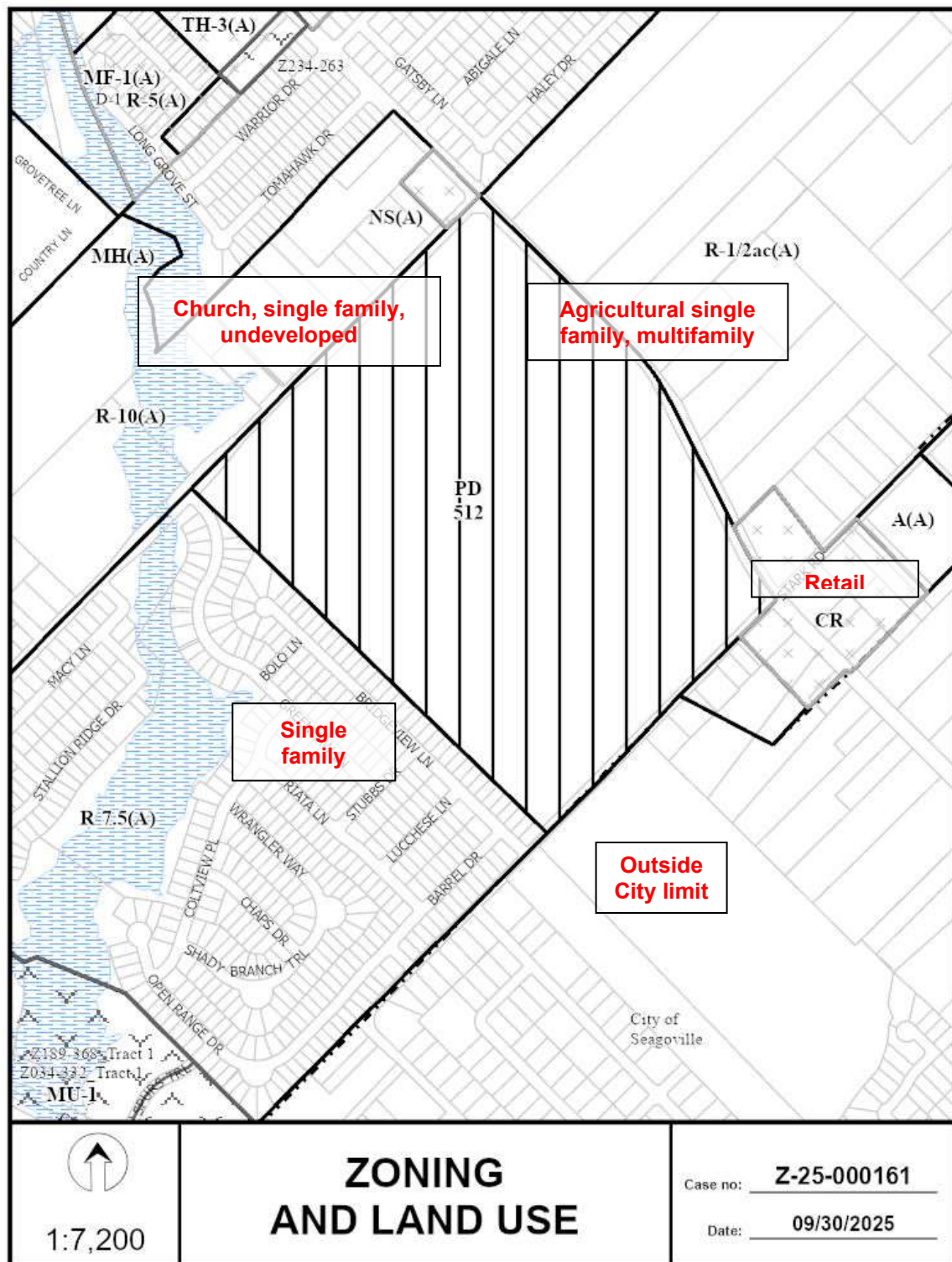
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-512.114.

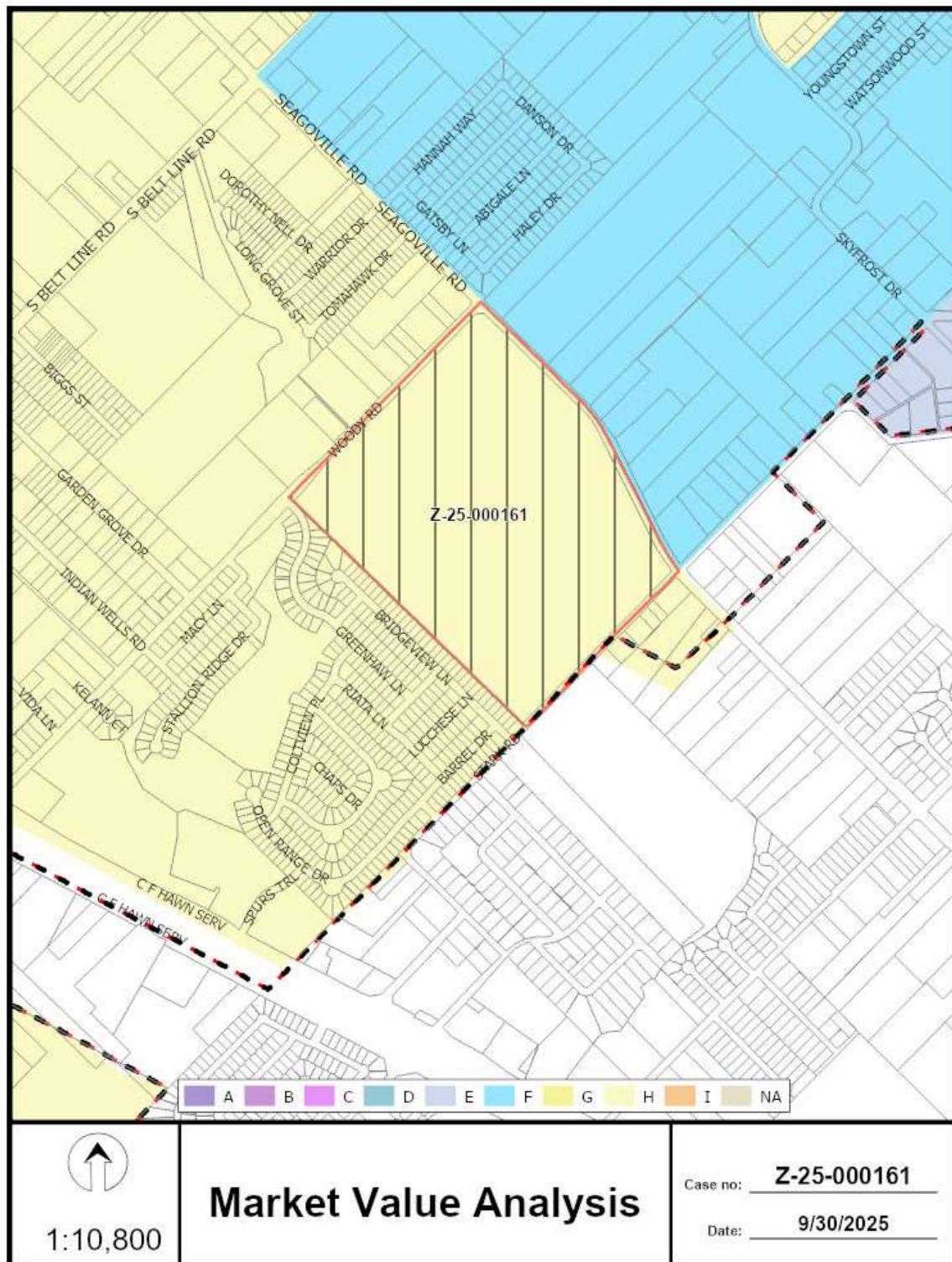
COMPLIANCE WITH CONDITIONS.

- (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 [~~director of public works and transportation~~].
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of [for] a use, [~~in this PD~~] 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.











10/22/2025

Reply List of Property Owners***Z-25-000161******202 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	15920 SEAGOVILLE RD	Dallas ISD
	2	16210 SEAGOVILLE RD	CORREAFLORES HUMBERTO &
	3	16228 SEAGOVILLE RD	ESCARENO FEDERICO V
	4	16220 SEAGOVILLE RD	Taxpayer at
	5	1730 STARK AVE	HALLMARK WILLIAM E
	6	1738 STARK RD	Taxpayer at
	7	1762 STARK AVE	RUTHERFORD JERRY D
	8	16201 SEAGOVILLE RD	MUNARA INVESTMENT LLC
	9	1618 STARK RD	ANDERSON WILLIAM SR &
	10	1618 STARK RD	HERNANDEZ VALENTINO &
	11	1500 STARK AVE	MALDONADO MARIO &
	12	16135 SEAGOVILLE RD	TILZA L P
	13	1617 STARK AVE	COLUNGA CLAUDIA H RODRIGUEZ
	14	1549 STARK AVE	HERNANDEZBAILON IRINCO &
	15	16111 SEAGOVILLE RD	EM TEXAS PROPERTY INVESTMENT LLC
	16	16021 SEAGOVILLE RD	LARUE BILLIE G
	17	16005 SEAGOVILLE RD	GUANAJUATO RAMIRO M
	18	15931 SEAGOVILLE RD	BRAVO JORGE & ELISA
	19	15921 SEAGOVILLE RD	Taxpayer at
	20	15901 SEAGOVILLE RD	GOVEA YOLANDA MARI
O	21	15741 SEAGOVILLE RD	AGUILAR SANTOS &
	22	15851 SEAGOVILLE RD	BENITEZVERGARA ADULFA
	23	15701 SEAGOVILLE RD	MARTINEZ MILAGRO D J
	24	15610 SEAGOVILLE RD	KUZU AHMET
	25	923 WOODY RD	MONASTERIO ROLANDO &
	26	1003 WOODY RD	MARTINEZ GERARDO JIMENEZ

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27	1009	WOODY RD	PELAYO ARTURO
28	15622	SEAGOVILLE RD	ORTIZ INOCENCIO T & MARIA
29	15602	SEAGOVILLE RD	ADAME DORIAN I TAPIA &
30	1123	WOODY RD	MUNOZ MARIA
31	1043	WOODY RD	AVILA ARMANDO &
32	1143	WOODY RD	SOLIS VICTOR
33	1315	WOODY RD	BUSTOS RUBEN
34	1327	COLTVIEW PL	LGI HOMES TEXAS LLC
35	14	MACY LN	SHADY OAKS DALLAS HOMEOWNERS
36	14102	GREENHAW LN	ROSA NOELLE N & WILLIAM A
37	14106	GREENHAW LN	COMPTON LAURIN
38	14114	GREENHAW LN	NEALY TRAMAL &
39	14120	GREENHAW LN	CASTRO CINTHYA STULL
40	14124	GREENHAW LN	GONZALEZ JESSE &
41	14128	GREENHAW LN	PEREZ JOVITA
42	14132	GREENHAW LN	HILL STETRON & ANITA MCCARVER
43	14136	GREENHAW LN	WARREN RAYMOND
44	14140	GREENHAW LN	Taxpayer at
45	14144	GREENHAW LN	ARIZMENDI JHONY HERNANDEZ
46	14162	GREENHAW LN	CANENGUEZ CARLOS &
47	14168	GREENHAW LN	CASTILLO SUSANNA
48	1303	COLTVIEW PL	DAVILA BRENDA
49	14113	GREENHAW LN	CHOCTAW AMERICAN INSURANCE
50	14117	GREENHAW LN	ROBINSON MARCET
51	14121	GREENHAW LN	DELGADO JACQUELINE
52	14125	GREENHAW LN	AGUILAR JESSICA ANN
53	14129	GREENHAW LN	ROJAS JORGE ANGEL MARTINEZ &
54	14133	GREENHAW LN	SCOTT DEMETRA
55	14139	GREENHAW LN	GONZALEZ M ELIDA TORRES &
56	14145	GREENHAW LN	LEGARRETTA BRYAN
57	14151	GREENHAW LN	CROOM JASON

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	14157	GREENHAW LN	SMITH OMARI & KIMBREA
59	14163	GREENHAW LN	HARDEMON KIT & LAKESHA
60	14169	GREENHAW LN	SHIELS MARCUS
61	14171	GREENHAW LN	MANZANARES JOSE RICARDO &
62	14222	BRIDGEVIEW LN	SFR JV 1 2020 1 BORROWER LLC
63	14218	BRIDGEVIEW LN	DOMINGUEZMARTINEZ MARCO &
64	14214	BRIDGEVIEW LN	FANNER LARRY
65	14210	BRIDGEVIEW LN	SFR JV2 20222 BORROWER LLC
66	14206	BRIDGEVIEW LN	AGUILERA WILMER
67	14202	BRIDGEVIEW LN	MONDRAGON ROGELIO JARAMILLO &
68	14201	BRIDGEVIEW LN	CARDOSO MAYRA &
69	14205	BRIDGEVIEW LN	MARTINEZ RODOLFO ADAME
70	14209	BRIDGEVIEW LN	KEMP AMINA S
71	14213	BRIDGEVIEW LN	Taxpayer at
72	14221	BRIDGEVIEW LN	GUERRA OMAR
73	14225	BRIDGEVIEW LN	PINE GROVE RESIDENTIAL
74	14229	BRIDGEVIEW LN	PORTUGAL JESUS &
75	14233	BRIDGEVIEW LN	DENSON ELIZA
76	14237	BRIDGEVIEW LN	CROCKETT DAVID
77	14241	BRIDGEVIEW LN	SNEED CLIFFORD D & DEBORAH L
78	14245	BRIDGEVIEW LN	PETROS SAMSON ASHAGRE &
79	14249	BRIDGEVIEW LN	POTTS JACOB & LEAH
80	14253	BRIDGEVIEW LN	RUBERTONE DARA
81	14257	BRIDGEVIEW LN	VUONG NGHIA TRONG &
82	14261	BRIDGEVIEW LN	BROWN RUBY
83	14265	BRIDGEVIEW LN	TRAN THANH HOANG QUANG
84	14269	BRIDGEVIEW LN	PAGAYA SMARTRESI F1 FUND
85	14273	BRIDGEVIEW LN	REZA VERONICA PEREZ
86	14277	BRIDGEVIEW LN	MENDIOLA HUMBERTO
87	14281	BRIDGEVIEW LN	FKH SFR PROPCO D LP
88	14285	BRIDGEVIEW LN	GONZALEZ LIZBETH &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	14303	BRIDGEVIEW LN	COBB MELVIN JUNIOR &
90	14307	BRIDGEVIEW LN	SWIFT CRYSTAL & JOSHUA DANIEL
91	14311	BRIDGEVIEW LN	ORTIZ JUAN
92	14315	BRIDGEVIEW LN	PENNON MARY LEE
93	14319	BRIDGEVIEW LN	ALSTON JONATHAN HUNTER
94	14323	BRIDGEVIEW LN	MOHSEN MURAD KHALIED
95	14327	BRIDGEVIEW LN	VILLA SANDRA
96	14331	BRIDGEVIEW LN	Taxpayer at
97	14335	BRIDGEVIEW LN	KIFLE ASBE
98	14339	BRIDGEVIEW LN	LESLIE BRIAN
99	14343	BRIDGEVIEW LN	OBRIEN FRANK JR & FRANCES
100	14347	BRIDGEVIEW LN	ALVAREZ DANIEL
101	14351	BRIDGEVIEW LN	BECERRA ARMANDO & WENDY
102	14355	BRIDGEVIEW LN	GARCIA LUIS & DANIELLA
103	14227	GREENHAW LN	FLORES MARIA &
104	14231	GREENHAW LN	RIVAS MILTON E HERNANDEZ &
105	14235	GREENHAW LN	GARCIA JOSE RODRIGUEZ &
106	14239	GREENHAW LN	GASPER RIGOBERTO YANEZ &
107	14243	GREENHAW LN	OGLETREE PAMELA
108	14247	GREENHAW LN	WHITFIELD BEATRICE
109	14251	GREENHAW LN	JONES JERRY W
110	14255	GREENHAW LN	LUNA CRISTIAN
111	14259	GREENHAW LN	J&M ASSOCIATES LLC
112	14263	GREENHAW LN	HARTMANN EDWIN THOMAS
113	14267	GREENHAW LN	RIVERA ROBERTO SILVA &
114	14271	GREENHAW LN	AGUIRRE YOLANDA & ISMAEL &
115	14275	GREENHAW LN	PARRA JESSICA
116	14279	GREENHAW LN	CORNELIUS EDWINA
117	14282	BRIDGEVIEW LN	THOMPSON WILLIAM & VIOLET
118	14278	BRIDGEVIEW LN	CURRIE JOHN & MEGAN ANN
119	14274	BRIDGEVIEW LN	DAVIS CLEVETTE

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120	14270	BRIDGEVIEW LN	DEROY MICHAEL &
121	14266	BRIDGEVIEW LN	QUINONEZ JOHANNA
122	14262	BRIDGEVIEW LN	CLAYBORNE SOLOMON &
123	14258	BRIDGEVIEW LN	AVERY SALIDIA
124	14254	BRIDGEVIEW LN	GONZALEZ KARINA
125	14250	BRIDGEVIEW LN	TAYLOR DETORIE L SR
126	14246	BRIDGEVIEW LN	BANUELOS CASSANDRA L &
127	14242	BRIDGEVIEW LN	PAGAYA SMARTRESI F1 FUND
128	14238	BRIDGEVIEW LN	ANDERSON DARELL
129	14234	BRIDGEVIEW LN	BOOKER SHIRONDA LYNETTE
130	14230	BRIDGEVIEW LN	JACKSON REGINA DANETTE
131	14280	GREENHAW LN	JEFFERSON CHARLIE
132	14276	GREENHAW LN	BATTU VENKATA SESHU &
133	14272	GREENHAW LN	MCGREGOR CORNELL
134	14268	GREENHAW LN	MATAMOROS SERGIO EMILIANO
135	14264	GREENHAW LN	JOHNSON BETHEL & GAYLA
136	14260	GREENHAW LN	HARRISROBINSON NORANICE &
137	14256	GREENHAW LN	TODJRO KAFUI & ESIMNA AGBA
138	14252	GREENHAW LN	ATKINSON DEBBION
139	14248	GREENHAW LN	MIDDLETON JANICE
140	14244	GREENHAW LN	PYLE JAMES
141	1326	STUBBS DR	CASTROHERNANDEZ CONNIE &
142	1322	STUBBS DR	ALFARO OSCAR A RUBIO & RUBY M
143	1318	STUBBS DR	ELIZARDE LUCY
144	1314	STUBBS DR	GOMEZ FLORES CRISTHIAN A &
145	1310	STUBBS DR	CERVANTES TOMAS JOSE MARTINEZ &
146	1306	STUBBS DR	ZAVALA FIDENCIO LUCERO &
147	1302	STUBBS DR	FLORES EMMAUEL A GOMEZ &
148	1301	LUCCHESE LN	MARTINEZ JOSE LUIS & JACQUELINE
149	1305	LUCCHESE LN	RANGEL MARIA ANA ROSA CARRANZA
150	1309	LUCCHESE LN	MENDOZA SERGIO ADAN GUZMAN &

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<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1313	LUCCHESE LN	FARMER PERCY &
152	1317	LUCCHESE LN	MCINNIS ADRIAN DERAN &
153	1321	LUCCHESE LN	DAVIS BREE L
154	1325	LUCCHESE LN	GARDNER LAKEISHA
155	1343	BARREL DR	FKH SFR PROPCO I LP
156	1335	BARREL DR	MIMS WANDA
157	1327	BARREL DR	LAKOVIC DENI
158	1322	LUCCHESE LN	GLEATON TAMMY
159	1318	LUCCHESE LN	SECRETARY OF HOUSING & URBAN
160	1314	LUCCHESE LN	DOMINGUEZ ROSS
161	1310	LUCCHESE LN	FAULKNER ANGELA
162	1306	LUCCHESE LN	THOMAS DELECEISHIA & BAKARI
163	1302	LUCCHESE LN	GARCIA RAUL &
164	1303	BARREL DR	VASQUEZ FELIPE
165	1311	BARREL DR	RAY SHONQUALLA
166	1319	BARREL DR	CARRASCO AUDEN
167	1350	BARREL DR	ROMAN ANEWDY FIGUEROA &
168	1342	BARREL DR	SFR JVHD TL BORROWER B LLC
169	1334	BARREL DR	ROBINHOOD REAL ESTATE 2 LLC
170	1326	BARREL DR	PINE GROVE RESIDENTIAL FUNDING LLC
171	1318	BARREL DR	COVERSON STEPHANIE D &
172	1310	BARREL DR	FKH SFR N LP
173	1302	BARREL DR	MUNOZ NOHEMI
174	1804	E STARK RD	RUTHERFORD DWAIN R &
175	1700	E STARK RD	CALVARY EAST BAPTIST CHURCH
176	16225	SEAGOVILLE RD	DILTS ESTER R LIFE ESTATE
177	16219	SEAGOVILLE RD	ANDERSON WILLIAM W &
178	952	HALEY DR	RESIDENTIAL HOME OWNER 1 LLC
179	956	HALEY DR	GOMEZ BLANCA
180	960	HALEY DR	AGUILAR JORGE BAILON
181	964	HALEY DR	FKH SFR PROPCO I LP

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182	968	HALEY DR	2018 1 IH BORROWER LP
183	972	HALEY DR	LEGORRETA JOSE ISRAEL
184	15656	GATSBY LN	MARTINEZ RAUL &
185	15652	GATSBY LN	BT PEGASUS LLC
186	953	HALEY DR	ARROYO REMIGIO BURGOS
187	957	HALEY DR	RIVASROMO YESSICA Y
188	15653	GATSBY LN	FELTON REBECCA MARIE &
189	15647	GATSBY LN	Taxpayer at
190	15641	GATSBY LN	SANTOS ROBERTO &
191	954	ABIGALE LN	ENGLISH TANYA & KEITH
192	950	ABIGALE LN	TAH 2017 1 BORROWER LLC
193	941	WOODY RD	TEXAS CONFERENCE ASSOC SEVENTH
194	1129	WOODY RD	ARRIAGA JUAN F
195	1131	N WOODY RD	GARCIA ANDRES A
196	402	STARK RD	COUCH BARBARA E
197	3004	LYNELL	HERRERA PAUL
198	3002	LYNELL	AGUIRRE INOSENSIO
199	2920	LYNELL	HENDERSON JAMES A
200	408	STARK RD	FAJATO LLC
201	1804	E STARK RD	RUTHERFORD ANN
202	1810	E STARK RD	HERNANDEZ MARIA &