

CITY PLAN COMMISSION

THURSDAY, JUNE 6, 2024

Planner: Teaseia Blue, MBA

FILE NUMBER: D234-009(TB) **DATE FILED:** September 20, 2023

LOCATION: East line of North Central Expressway between North Carroll Avenue and North Haskell Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 0.554 acres **CENSUS TRACT:** 48113000802

REPRESENTATIVE: William Dahlstrom, Jackson Walker L.L.P.

APPLICANT/OWNER: Urban Smart Growth, LP

REQUEST: An application for a landscape plan on property zoned Subdistrict E-2 within Planned Development District No. 305.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 305:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=305>

BACKGROUND INFORMATION:

PLANNED DEVELOPED DISTRICT NO. 305 was established by Ordinance No. 20546, passed by the Dallas City Council on January 10, 1990.

Ordinance No. 20546 amended Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20546 was amended by Ordinance No. 21479, passed by the Dallas City Council on November 11, 1992; Ordinance No. 21508, passed by the Dallas City Council on December 9, 1992; Ordinance No. 22687, passed by the Dallas City Council on February 28, 1996; Ordinance No. 23572, passed by the Dallas City Council on June 24, 1998; Ordinance No. 23905, passed by the Dallas City Council on June 9, 1999; and Ordinance No. 24102, passed by the Dallas City Council on November 10, 1999. (Ord. Nos. 10962; 19455; 20546; 21479; 21508; 22687; 23572; 23905; 24102; 24826)

SEC. 51P-305.117. LANDSCAPING REQUIREMENTS.

(a) Plan approval required and applicability of section.

(1) Except as provided in this subsection, a landscape plan for each building site must be submitted to and approved by the city plan commission. The landscape plan must be submitted to the commission with the detailed development plan for that building site. This section does not apply to single family and duplex uses in detached structures or single family attached structures in Subdistrict A of the West Residential Subzone except as noted in Section 51P305.117(a)(6), or public schools other than open enrollment charter schools in Subarea C-1 except as noted in Section 51P-305.117(a)(7). This section shall become applicable to all other uses on an individual lot when work on the lot is performed that increases the existing building height; floor area ratio; or nonpermeable coverage of the lot.

(1.1) In Subdistrict E2, this section becomes applicable to a lot when the floor area increases by more than 200 square feet unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind. The required landscape plan may be submitted in phases. The landscaping requirements of this section do not become applicable with the increase of nonpermeable coverage on the Property for the construction of internal driveways or sidewalks.

REQUEST DETAILS:

The request seeks approval of a landscape plan reflecting the scope of work for the development plan for case D223-012 for retail uses, which are allowed by right under the zoning classification of the property. The new landscape plan will reflect the two new restaurants with covered patios, open space area, surface parking, and landscaping on the property.

D234-009(TB)

Proposed landscape scope of work was reviewed by the Arborist Division of Development Services. Staff has no objections.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed landscape plan complies with the applicable development standards for the property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved.

Staff recommends approval of the landscape plan, having determined that the request complies with the requirements set forth by Subdistrict E-2 within Planned Development District No. 305 and does not impact any other provisions of the ordinance permitting this.

List of Officers

LIST OF MANAGERS/OFFICERS/DIRECTORS

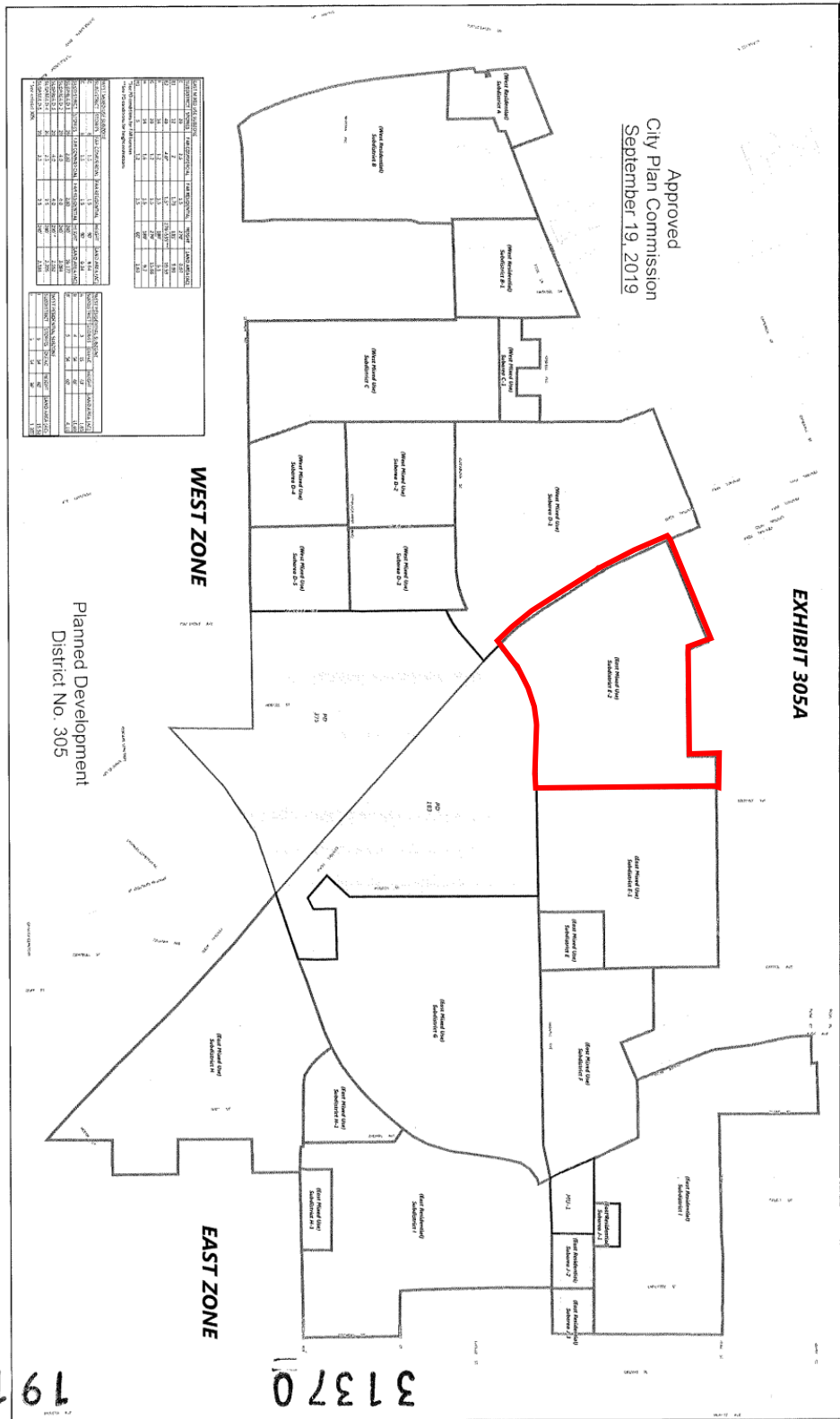
Urban Smart Growth, L.P.

General Partner: Urban Smart Growth GP LLC
Artemio De La Vega: President & Manager
(LLC: No Directors)

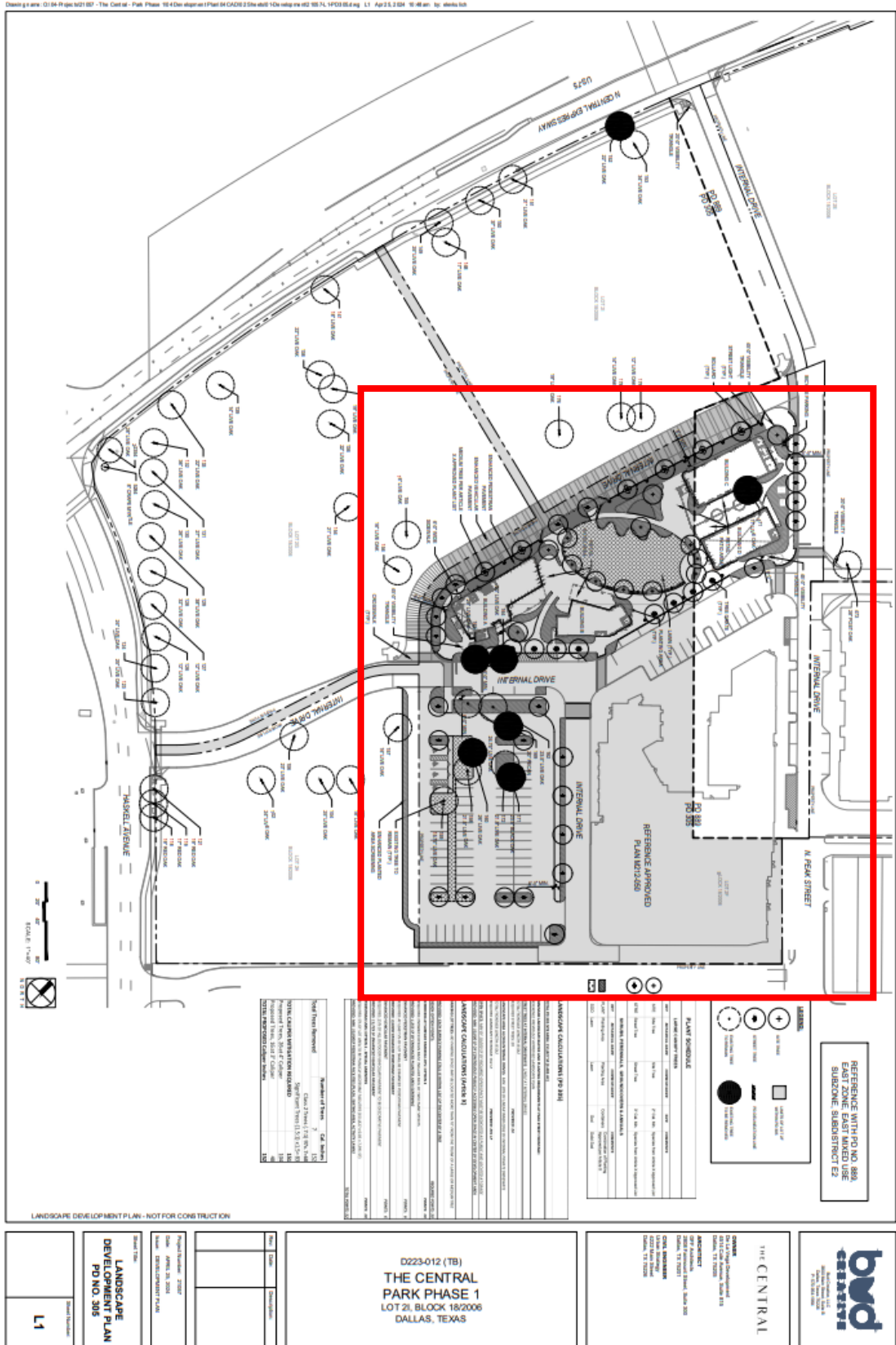
Central Carroll Interests LLC

Artemio De La Vega: President & Manager
(LLC: No Directors)

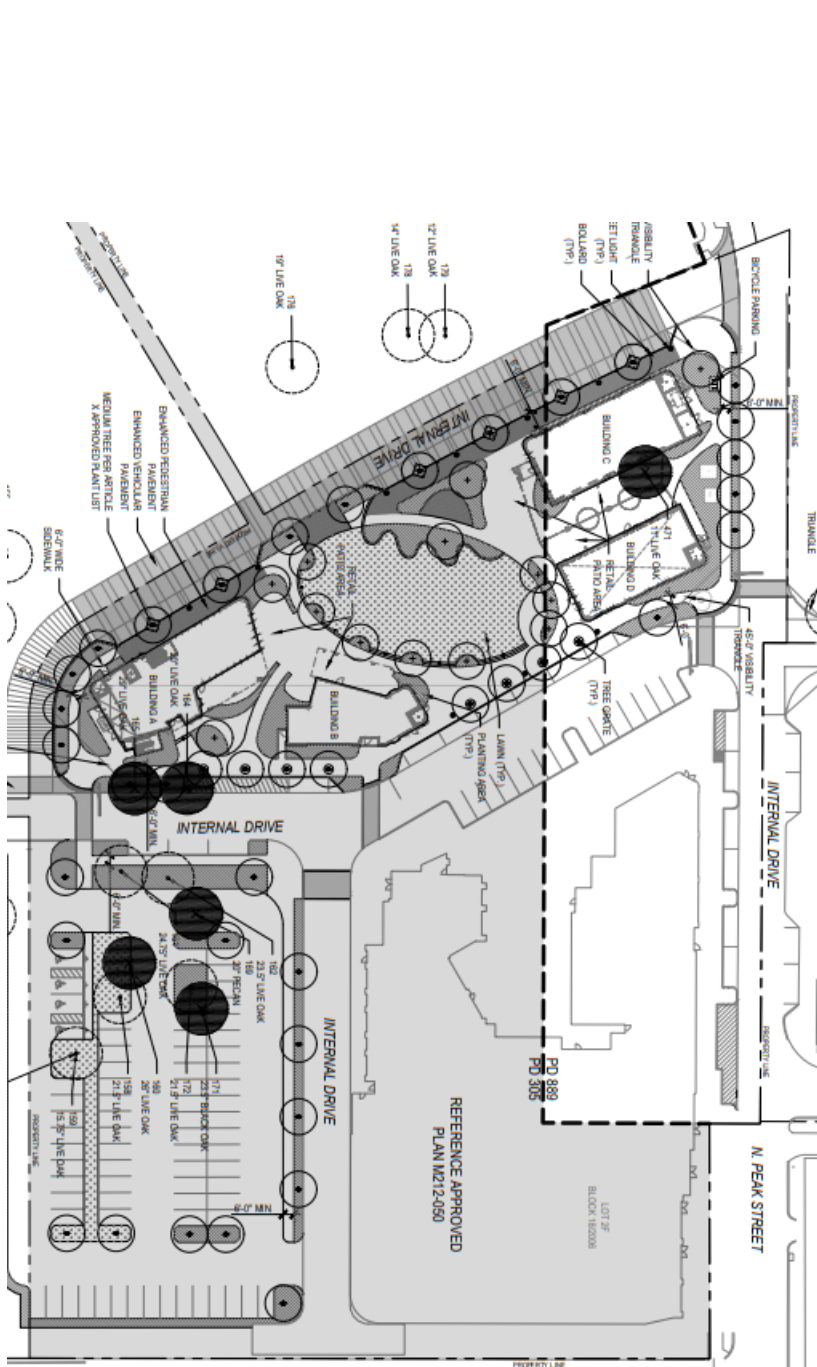
Conceptual Plan- Exhibit 305A



Proposed Landscape Plan



Proposed Landscape Plan [Enlarged]



REFERENCE WITH PD NO. 889, EAST ZONE, EAST MIXED USE SUBZONE, SUBDISTRICT E2

LEGEND:

- Circle with cross: SITE TREE
- Circle with dot: STREET TREE
- Circle with dashed line: EXISTING TREE TO REMAIN
- Square: LIMITS OF LOT 3F WITHIN PD 305
- Thick dashed line: PD DELINEATION LINE
- Circle with solid black fill: EXISTING TREE TO BE REMOVED

PLANT SCHEDULE

LARGE CANOPY TREES				
ART	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SITE	Site Tree	Site Tree	2' Cal. Min.	Species from Article X Approved List
STREET	Street Tree	Street Tree	2' Cal. Min.	Species from Article X Approved List

SHRUBS, PERENNIALS, GROUNDCOVERS & ANNUALS				
ART	BOTANICAL NAME	COMMON NAME	COMMENTS	
PLANT	Planting Area	Planting Area	Containers	Combination of Planting Approved per Article X
SOIL	Lawn	Lawn	Soil	Soil

LANDSCAPE CALCULATIONS (PD 305)

TOTAL PD 305 SITE AREA: 131,827 SF (3.00 AC)

MINIMUM LANDSCAPE BUFFER AND PLANTING REQUIREMENTS AT PEAK STREET FRONTAGE:
 REFERENCE PREVIOUSLY APPROVED LANDSCAPE PLAN

STREET TREES AT INTERNAL DRIVEWAYS: 1 TREE AT INTERNAL DRIVE

TOTAL NUMBER SPECIES: 15/27
 MEETS REQ STREET TREES: 2/27
PROVIDED: 24

LANDSCAPE AREA ALONG INTERNAL DRIVEWAY: MIN. 20% OF LINEAR STREET EDGE OF INTERNAL PAVED DRIVEWAY

TOTAL FRONTAGE LENGTH: 613.5'
 MEETS REQ LANDSCAPE FRONTAGE: 362.1'
PROVIDED: 292.4'

OPEN SPACE: MIN. OF 10.0% OF TOTAL OPEN SPACE MUST BE DEDICATED AS PUBLIC AND LOCATED AT GRADE
PROVIDED: MIN. 10.0% OF TOTAL OPEN SPACE PUBLICLY ACCESSIBLE OPEN SPACE IN CENTER OF DEVELOPMENT AREA

LANDSCAPE CALCULATIONS (Article X)

PARKING LOT TREES: NO PARKING SPACE MAY BE LOCATED MORE THAN 10' FROM THE TRUNK OF A LARGE OR MEDIUM TREE
PROVIDED: EACH SURFACE PARKING SPACE IS WITHIN 10' OF THE CENTER OF A TREE

SCREENING AT SURFACE PARKING LOTS: OPTION 2
 MEETS REQ: 100% OF SURFACE PARKING LOTS MUST INCLUDE MIN. OF TWO PLANT SPECIES
PROVIDED: 100% OF SURFACE PARKING AREAS SCREENED

ENHANCED PEDESTRIAN PAVEMENT
 MEETS REQ: 40% OF SURFACE OF LOT SHALL BE ENHANCED PEDESTRIAN PAVEMENT
PROVIDED: 100% ENHANCED PEDESTRIAN PAVEMENT

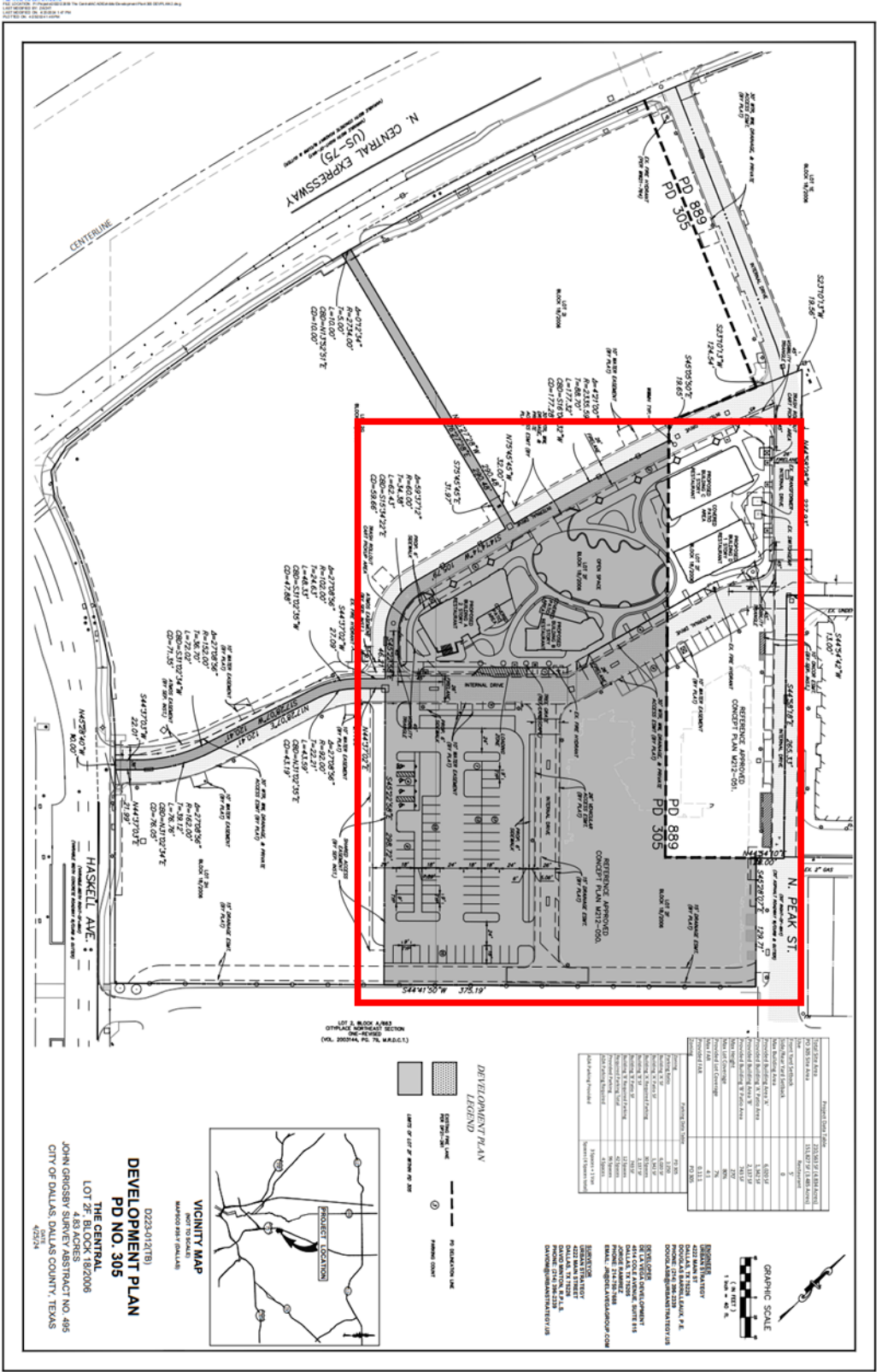
ENHANCED VEHICULAR PAVEMENT
 MEETS REQ: 25% OF ALL DRIVE OR VEHICULAR PAVEMENT TO BE ENHANCED PAVEMENT
PROVIDED: 100% OF ENHANCED VEHICULAR PAVEMENT

PEDESTRIAN USE: OPTION 1 - SPECIAL ANNUALS
 MEETS REQ: 5% OF LOT AREA TO BE PUBLICLY ACCESSIBLE FACILITIES (131,827 x 0.05 = 6,591.35)
PROVIDED: MIN. 10,000 SF PEDESTRIAN FACILITIES (PLAZA, SEATING AREA, ACTIVITY LANE)

TOTAL POINTS: 27

	Number of Trees	Cal. Inches
Total Trees Removed	7	152
	Class 2 Trees (1.7-3) 574.766	
	Significant Trees (1.5-3) x1.5=83	
TOTAL CALIPER MITIGATION REQUIRED		151
Proposed Trees, 26 at 4" Caliper		104
Proposed Trees, 16 at 3" Caliper		48
TOTAL PROPOSED Caliper Inches		152

D223-012 Approved Development Plan Reference only



PROPERTY NO.	OWNER	AREA	STATUS
5431701*
5431702*
5431703*
5431704*
5431705*
5431706*
5431707*
5431708*
5431709*
5431710*
5431711*
5431712*
5431713*
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5431749*
5431750*

DEVELOPMENT PLAN

LEGEND

EXISTING LOT LINE
PROPOSED LOT LINE
LIMIT OF LOT OR AREA TO BE
NO. 15000000
PROPERTY CORNER

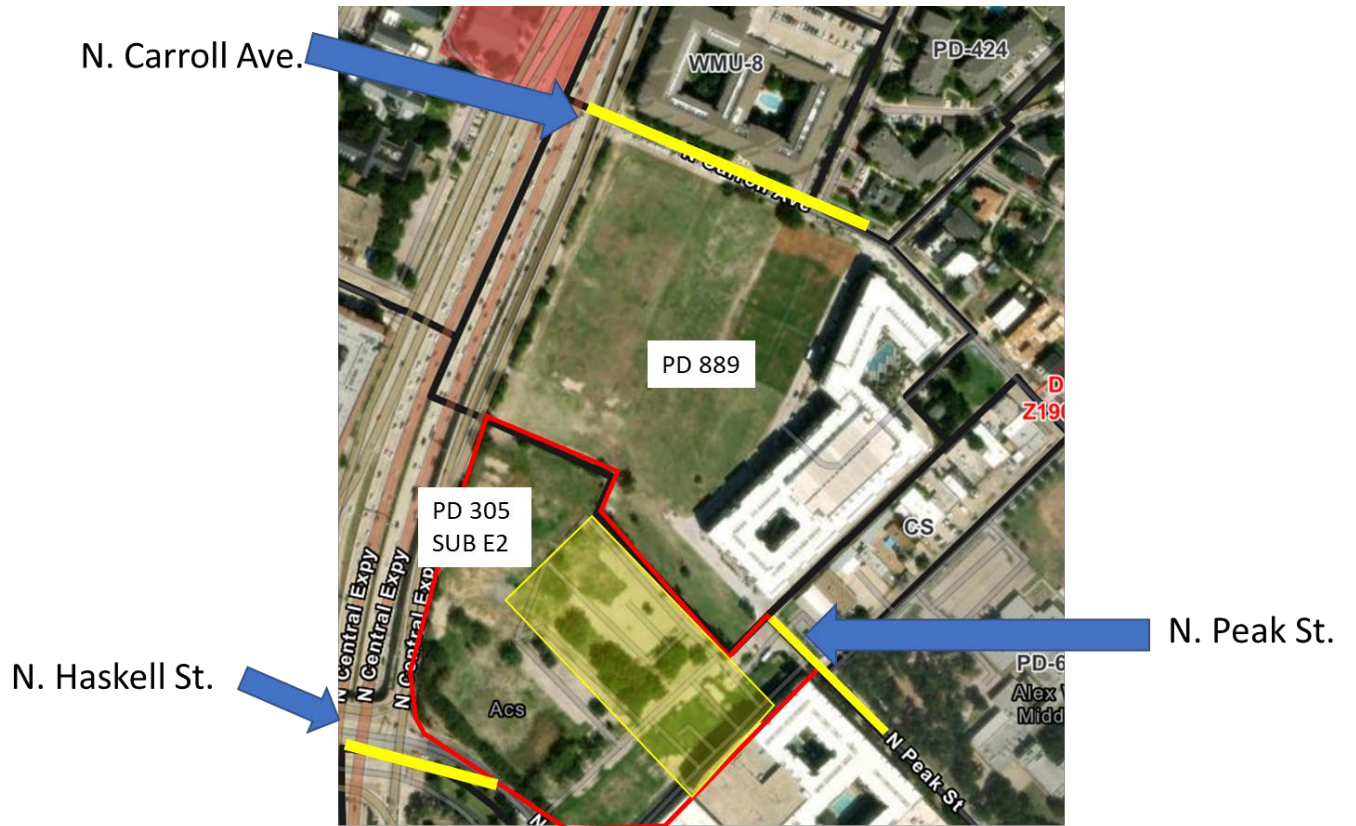
VICINITY MAP
MAY2009 3849 DALLAS

DEVELOPMENT PLAN
THE CENTRAL
LOT 2F - BLOCK 1820006
PD NO. 305

GRAPHIC SCALE
1" = 40' ±

GENERAL NOTES

- ALL DIMENSIONS ARE AS SHOWN ON THIS PLAN.
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.
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Aerial View



