

FILE NUMBER: Z212-187(RM) **DATE FILED:** February 14, 2022

LOCATION: Southeast line of Edd Road, between Garden Grove Drive and Sullivan Road

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 22.95 acres **CENSUS TRACT:** 171.01

REPRESENTATIVE: Correen Robertson, Civil Engineering Professionals

OWNER/APPLICANT: NAN Investments, LLC

REQUEST: An application for a Planned Development District for TH-2(A) Townhouse District and R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, density, lot coverage, lot size, stories, and urban design to develop the site with single family.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-7.5(A) Single Family District and is undeveloped.
- The applicant proposes to develop the site with a mix of single-family townhouses and single-family detached homes. They also propose several amenities within the development including a park, a playground, outdoor seating areas, and a walking trail.
- To accomplish this, they propose a Planned Development District with two subareas. The 21-acre Subarea A will have a TH-2(A) Townhouse base district and will include single-family townhouses. The two-acre Subarea B will have an R-5(A) Single Family base district and will include single-family detached homes.
- The applicant also proposes modified development standards primarily related to setbacks, density, lot coverage, lot size, stories, and urban design.

Zoning History:

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

1. **Z190-223:** On May 26, 2021, City Council approved Planned Development District No. 1055 for specific residential and nonresidential uses on property zoned an R-7.5(A) Single Family District on the northwest line of South Belt Line Road, northeast of Garden Grove Drive.
2. **Z212-221:** On December 14, 2022, City Council approved a Planned Development District for MU-1 Mixed Use District uses and termination of deed restrictions on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay and deed restrictions [Z156-289] at the west corner of South Belt Line Road and Garden Grove Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Edd Road	Residential Collector	60 feet
Garden Grove Drive	Residential Collector	60 feet
Sullivan Road	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation Department reviewed a traffic impact analysis for the proposal dated May 16, 2022. The analysis evaluates the subject site, existing infrastructure, and impact to adjacent and nearby streets. Findings indicate that the proposed development can be successfully incorporated into the surrounding local roadway network.

On the applicant's proposed conceptual plan, they have provided an exhibit showing the dimensions of driveways for the rear loaded lots facing Garden Grove Drive and Edd Road, and for the rear loaded lots facing the common area/walking trail. This exhibit shows driveways with a full width of 26 feet that reduces down to a width of 12 feet at the street. These dimensions will allow 14 feet of curb between these driveways, which will allow for on-street parking. Transportation staff does not have any objection to this exhibit.

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 goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

1.1.2.2 Focus on developing strong middle class neighborhoods anchored by successful schools and supported with sufficient retail.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.1 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

GOAL 1.3 PROVIDE EQUITABLE HOUSING OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

1.3.1.1 Encourage creation of diverse housing types by establishing ways to foster such development and find ways to foster homeownership.

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.7 Encourage a range of housing options through zoning regulations while being transparent and predictable to property owners and prospective developers.

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and greenfield site locations in order to attract and retain urban homeowners.

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

2.1.3.1 Focus economic development efforts on encouraging the development of strong neighborhoods in the Southern Sector that include housing for all income segments, quality schools, and recreational amenities.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

2.5.1.1 Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools, and libraries.

2.5.1.2 Support efforts to maintain distinctive identities of existing neighborhoods and ensure high quality development of new neighborhoods.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

4.2.2.6 Create new zoning districts and amend existing districts to encourage new projects to provide enhanced pedestrian and bike amenities such as wider sidewalks, trees, pedestrian lighting, safe bike routes, and bike racks.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian friendly streetscapes.

5.1.1.3 Apply urban design tools in pedestrian or transit oriented districts when approving zoning cases and when developing area plans.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

5.3.1.5 Build neighborhood facilities such as schools, libraries, and community centers within walking distance of transit stations and homes.

Policy 5.3.2 Direct pedestrian routes to home, school, or work.

5.3.2.1 Amend the plat regulations to encourage walkability through an interconnected network of streets and block lengths appropriate for comfortable, safe walking.

NEIGHBORHOOD PLUS

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

POLICY 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Action 5.1.3 Conduct rezonings in target areas to remove barriers to more diverse and affordable single family homeownership options including small-lot single family, duplexes, townhomes, cottage homes, and courtyard homes.

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

POLICY 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plans:

West Kleberg Community Plan

The West Kleberg community is located in the far southeastern section of the City of Dallas, bordering the cities of Seagoville, Balch Springs, and unincorporated areas of Dallas County. It is generally located south of Interstate 20, and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and the Dallas County; and on the west by St. Augustine and Haymarket Roads.

The vision for the West Kleberg Community Plan is to reflect “Old Kleberg's” historical heritage by promoting a strong rural atmosphere while still allowing for future growth to occur that is sensitive to this context. The future vision map of the plan designates the request area as appropriate for low- to medium-density residential development, which would include single-family townhouses and single-family detached homes.

Staff finds that the applicant’s proposal complies with the West Kleberg Community Plan, particularly the following goals, actions, and policy statements.

LAND USE AND ZONING

POLICY 1.1 The city should support neighborhood efforts to maintain the residential character of the West Kleberg area with new and infill residential development densities that maintain its existing rural densities.

POLICY 1.2 Retain the rural character of the area by minimizing potential adverse impact of growth and maximize opportunities to enhance the community’s quality of life.

HOUSING

GOAL 1 Encourage low to medium density housing to meet varied income levels.

Action 1 Work with developers to maintain the community’s vision of “country living in the city” for current and future residents.

POLICY 1.1 Encourage affordable housing throughout the community through new construction.

PARKS AND OPEN SPACE

GOAL 1 Protect the “rural/open space” character of the area and identify recreational amenity needs.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
Northeast	R-7.5(A) Single Family District, R-10(A) Single Family District	Undeveloped, single family
Southeast	R-10(A) Single Family District	Single family
Southwest	Planned Development District No. 752, Planned Development District No. 162	Public school other than an open enrollment charter school, single family
Northwest	Planned Development District No. 399, R-7.5(A) Single Family District, R-10(A) Single Family District	Library, art gallery, or museum; single family

Land Use Compatibility:

The area of request is currently undeveloped. To the northeast is undeveloped property as well as existing single family uses. There are also existing single family uses southeast,

southwest, and northwest of the request area. To the southwest is a public school other than an open enrollment charter school, and to the northwest is a library, art gallery, or museum. Staff finds the applicant's proposed land use to be compatible with surrounding uses in the area, particularly the existing public facilities within walking distance of the proposed housing.

The applicant proposes to develop the site with a mix of single-family townhouses and single-family detached homes. To accomplish this, they propose a Planned Development District with two subareas. The larger Subarea A will have a TH-2(A) Townhouse base district and will include single-family townhouses. The smaller Subarea B will have an R-5(A) Single Family base district and will include single-family detached homes.

As can be seen in the development standards comparison table below, the applicant proposes few deviations to the standards of the base TH-2(A) District in Subarea A. Because the TH-2(A) District already limits dwelling unit density through a minimum lot size of 2,000 square feet for single family structures, the applicant proposes to remove the additional density restriction of nine dwelling units per acre. They also propose to limit structures to a maximum of three stories, which is an additional height restriction not present in the base TH-2(A) District. Lastly, they propose to provide a minimum of ten feet between each group of eight single family structures. In a standard TH-2(A) District, this would be a minimum of 15 feet. Per the fire department, building code requires a minimum building separation of ten feet for wood construction.

In Subarea B, the applicant proposes a few more deviations to the standards of the base R-5(A) District. First, they propose to reduce the minimum front yard from 20 feet to ten feet. In a standard R-5(A) District, the minimum side and rear yard for single family structures is five feet, and the side and rear yard for other structures is ten feet. The applicant proposes a flat five-foot side and rear yard in Subarea B. The applicant proposes to increase maximum height from 30 feet to 35 feet, and to increase maximum lot coverage from 45 percent to 50 percent. They also propose to reduce minimum lot size from 5,000 square feet to 4,000 square feet. Lastly, they propose to limit structures to a maximum of three stories, which is an additional height restriction not present in the base R-5(A) District. Staff does not have any objection to the applicant's proposed deviations to the yard, lot, and space regulations of the base TH-2(A) and R-5(A) districts. The number of deviations to the base districts is small, and the proposed deviations still honor the intent of the base districts.

Development Standards

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5'	1 du/7,500 sf	30'	45%		Single family
Base: TH-2(A) ¹	0'	0'	1 du/2,000 sf 9 du/ac	36'	60%		Single family
SA A: TH-2(A) ²	0'	0'	1 du/2,000 sf No max du density	36' 3 stories	60%		Single family
Base: R-5(A)	20'	SF: 5' Other: 10'	1 du/5,000 sf	30'	45%		Single family
SA B: R-5(A)	10'	5'	1 du/4,000 sf	35' 3 stories	50%		Single family

¹ A minimum of 15' between each group of eight single family structures must be provided by plat

² A minimum of 10' between each group of eight single family structures must be provided by plat

Urban Design Standards

To create a more walkable, pedestrian friendly community that is actively engaged with the surrounding area, the applicant proposes several urban design standards for the overall development as well as standards specific to Subareas A and B. With the exception of two corner lots, all lots in Subarea A along Garden Grove Drive and Edd Road must face the street and access the street with an improved path connecting to the public sidewalk. These lots must include rear loaded garages that are accessed from the interior of the development. Public sidewalks in front of these homes along Garden Grove Drive and Edd Road must have a minimum unobstructed width of six feet with a minimum five-foot-wide landscape buffer.

Furthermore, the maximum height of fences in the front yard fronting Garden Grove Drive and Edd Road will be four feet. These fences must be brick, stone, decorative block, wrought iron, tubular steel, wood, or similar materials, or a combination of these materials. They must also have a surface area that is a minimum of 50 percent open. When combined, these urban design standards will create a street frontage along the boundary of the development that is actively engaged with the surrounding community, rather than an interior focused subdivision that is walled off from its environs.

Moving to the interior of the community, internal sidewalks with pedestrian amenities, pedestrian scale lighting, and landscaping will be provided along all public streets. The development will also include a walking trail of a minimum width of eight feet and a minimum cumulative linear distance of 3,000 feet. This walking trail will begin at the public sidewalk along Garden Grove Drive and wind around the centrally located park and

detention/retention pond before running along Subarea B and connecting back to the public sidewalk on Edd Road.

A second connection to Edd Road will be provided through the center of the proposed Block B. This portion of the walking trail serves to break up Block B, which would otherwise exceed the 1,000-foot maximum block perimeter proposed elsewhere in the urban design standards. Along the entire length of the walking trail will be at least 15 benches and 15 trash cans.

At the center of the development, the applicant proposes a common area/park with a playground, open seating areas, and a detention/retention pond with a water fountain feature. All lots in Subarea B that abut an open space or walking trail will be required to face the open space or walking trail and access the open space or walking trail with an improved path connecting to the open space or walking trail. These lots must also include rear loaded garages. These standards will create a block of single-family detached homes that will engage directly with the development's amenities, rather than facing away from these amenities.

Remaining lots within Subarea A will abut alleys, which would allow them to have rear loaded garages. In the event that the applicant elects to have front loaded garages for these lots, staff recommends an additional condition that all single family lots with front loaded garages must recess the garage door a minimum of five feet from the front façade of the structure. This additional staff recommended condition will prevent "snout houses," in which the garage is the dominant feature on the front façade of a home. This condition would also create a more pedestrian oriented streetscape along the internal streets.

To ensure the common amenities will be constructed, the conditions require that all common areas and walking trails must be installed in the location shown on the conceptual plan before a plat is approved in Phase 2, comprised of the proposed Blocks C, E, F, and G. Although staff and the applicant have agreed to this condition, the applicant's proposed conceptual plan needs to be corrected to reflect this timing condition. The version of the conceptual plan included in this report shows Block C as part of Phase 1, which staff does not support. This is why staff's recommendation of approval is subject to a *revised* conceptual plan.

Finally, although staff and the applicant were able to reach consensus regarding design of the site, staff has an additional suggestion to put forth to the commission for their consideration. Staff suggests that the proposed development could be redesigned so that a) all lots along the perimeter abutting Garden Grove Drive and Edd Road would still face towards the street, b) these perimeter lots would be rear loaded through alleys rather than public streets, c) all interior lots are rear loaded through alleys, and d) lots abutting common open space face the open space and are rear loaded.

Meeting these criteria would further enhance the pedestrian realm of this development by removing front loaded lots and preventing rear loaded lots from having driveways onto public streets, thereby eliminating any conflict points between vehicular driveways and

pedestrian walkways. Per feedback from transportation staff, the alleys would need to be wider than the 15-foot alleys shown on the applicant's proposed conceptual plan, in order to accommodate for utilities. This in turn may reduce the total number of lots the applicant is able to have in the development. However, transportation staff has also indicated that the width of public streets may be reduced if all homes are alley loaded.

Aside from this additional suggestion, staff is still generally in support of the applicant's proposed urban design standards.

Summary

Staff supports the applicant's request because it proposes denser, affordable housing within walking distance of multiple public facilities including an elementary school, a library, a recreation center, and a park. The extensive urban design standards included in the proposal will serve to create a more walkable, pedestrian friendly community that is actively engaged with the surrounding community.

The proposal also complies with a total of 33 goals, policies, and implementation measures from the comprehensive plan – plus five policies and actions from the Neighborhood Plus plan – that support focusing on Southern Sector development opportunities, developing strong neighborhoods with affordable housing, encouraging a range of housing options, locating housing near high-quality public amenities and services, and developing urban design standards that increase walkability.

Lastly, the request complies with multiple goals and policies of the West Kleberg Community Plan by providing low to medium density housing at varied income levels with recreational amenities while respecting the community's desire to maintain the residential character of the area.

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 a single family use is one space in a TH-2(A) or R-5(A) district. Although parking for the proposed single family uses is not shown on the applicant's proposed conceptual plan, the site would be required to meet this parking ratio. On the conceptual plan, the applicant is also showing 11 parking spaces to serve the common area and park in the center of the development.

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 not currently within an MVA cluster but is surrounded by “F” MVA clusters in all directions.

List of Officers

NAN Investments, LLC

Muhammad Asim Shamim, Managing Member
Muhammad Naeem, Managing Manager
Farrukh Azim, Managing Member
Muhammad Ali Asim, Managing Member

PROPOSED CONDITIONS

ARTICLE _____.

PD _____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on the corner of Edd road and Grove Road, Dallas Texas. The size of PD _____ is approximately 22.95 acres.

SEC. 51P- ____ .103. CREATION OF SUBAREAS.

This district is divided into Subareas A and B, as shown on the conceptual plan.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article:

Exhibit ___A: conceptual plan.

SEC. 51P- .105. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.

(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- _____.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit __A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P- _____.107. MAIN USES PERMITTED.

(a) Subarea A. The only main uses permitted are those main uses permitted in the TH-2(A) Townhouse District, subject to the same conditions applicable in the TH-2(A) Townhouse District, as set out in Chapter 51A. For example, a use permitted in the TH-2(A) Townhouse District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the TH-2(A) Townhouse District is subject to DIR in this district; etc.

(b) Subarea B. The only main uses permitted are those main uses permitted in the R-5(A) Single Family District subject to the same conditions applicable in the R-5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P- _____.108. ACCESSORY USES.

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

SEC. 51P- _____.109. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Subarea A. Except as provided in this subsection, the yard, lot, and space regulations for the TH-2(A) Townhouse District apply.

(1) Dwelling unit density. No maximum dwelling unit density.

(2) Stories. Maximum number of stories above grade is three.

(3) Single family structure spacing. In this district, a minimum of ten feet between each group of eight single family structures must be provided by plat.

(b) Subarea B. Except as provided in this subsection, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

- (1) Front yard. Minimum front yard is 10 feet.
- (2) Side and rear yard. Minimum side and rear yard is five feet.
- (3) Height. Maximum permitted structure height is 35 feet. Residential proximity slope does not apply.
- (4) Lot coverage. Maximum lot coverage is 50 percent.
- (5) Lot size. Minimum lot size is 4,000 square feet.
- (6) Stories. Maximum number of stories above grade is three.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- _____.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P- _____.114. URBAN DESIGN STANDARDS.

- (a) Applicability. The following design standards apply to new construction.

(b) Timing of common areas and walking trails. All common areas and walking trails must be installed in the location shown on the conceptual plan before a plat is approved in Phase 2 (Blocks C, E, F, and G).

(c) In general.

(1) Sidewalks. Internal sidewalks are required along public streets to ensure pedestrian connectivity throughout. Internal pedestrian amenities and landscaping must be provided.

(2) Lighting.

(A) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(B) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5-foot candles must be provided along public sidewalks and adjacent to public streets. The design and placement of both the standards and fixtures must be approved by the director of transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

Staff's Recommendation

(3) Front loaded garages. All single family lots with front loaded garages must recess the garage door a minimum of five feet from the front façade of the structure.

Applicant's Request

~~(3) — Front loaded garages. All single family lots with front loaded garages must recess the garage door a minimum of five feet from the front façade of the structure.~~

(4) Walking trail.

(A) A walking trail of a minimum width of eight feet must be provided in the location shown on the conceptual plan (Exhibit ___A). A minimum cumulative linear distance of 3,000 feet of walking trail must be provided.

(B) The following pedestrian amenities are required along the walking trail as shown on the conceptual plan:

(i) 15 benches.

(ii) 15 trash cans.

(5) Detention ponds. Any detention ponds must also be used for retention and include a water fountain feature. Ponds must also be surrounded by the walking trail provided in Section 51P-____.114(a)(6).

(6) Open space requirements.

(A) At least 10 percent of the district must be reserved as open space for activity such as active or passive recreation, playground activity, or landscaping.

(i) No structures except for architectural elements; playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features are allowed; otherwise, open space must be open to the sky.

(ii) Open space may contain primarily grass, vegetation, or open water; be primarily used as a ground-water recharge area; or contain pedestrian amenities such as fountains, benches, paths, or shade structures.

(iii) Open space may also be provided at or below grade or aboveground by an outside roof deck, rooftop garden, playground area, pool area, patio, or similar type of outside common area.

(iv) Operation or parking of vehicles within on-site open space is prohibited. Emergency and grounds maintenance vehicles are exempt.

(v) Open spaces must be properly maintained in a state of good repair and neat appearance, and plant materials must be maintained in a healthy, growing condition.

(B) Landscape areas that fulfil the requirements of Article X may also fulfil these requirements if all conditions of this section and Article X are met.

(7) Streets. All curbs must be a minimum of six inches in height.

(d) Subarea A.

(1) Except as provided in this subparagraph, all lots along Garden Grove Drive and Edd Road must face the street and access the street with an improved path connecting to the sidewalk. These lots must also include rear loaded garages. The two lots that are exempt from this requirement are the corner lot with frontage on Edd Road and Proposed Street C and the corner lot with frontage on Garden Grove Drive and Proposed Street F.

(2) Sidewalks. Minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along Garden Grove Drive and Edd Road.

(3) Fencing.

(A) Except as provided in this section, maximum fence height is eight feet.

(1) Maximum fence height in the front yard fronting Garden Grove Drive or Edd Road is four feet.

(2) All fences along Garden Grove Drive or Edd Road must be brick, stone, decorative block, wrought iron, tubular steel, wood, or similar materials, or a combination of these materials.

(3) All fences along Garden Grove Drive or Edd Road, an open space, or a trail must have a surface area that is a minimum of 50 percent open.

(4) Block perimeter and walking trail for connectivity through a block. A block perimeter must not exceed 1,000 linear feet unless the block provides a walking trail as provided in Sec. 51P-____.114(a)(6) through the block, as shown on the conceptual plan (Exhibit ____A).

(5) Subarea A must include a minimum of one playground.

(e) Subarea B.

(1) All lots abutting an open space or walking trail as provided in Sec. 51P-____.114(a)(6) must face the open space or walking trail and access the open space or walking trail with an improved path connecting to the open space or walking trail. These lots must also include rear loaded garages.

(2) Fencing.

(A) Except as provided in this section, maximum fence height is eight feet.

(1) For all lots facing an open space or walking trail as provided in Sec. 51P-____.114(a)(6), maximum fence height in the front yard fronting an open space or walking trail is four feet.

(2) All fences along an open space or walking trail must be brick, stone, decorative block, wrought iron, tubular steel, wood, or similar materials, or a combination of these materials.

(3) All fences along an open space or walking trail must have a surface area that is a minimum of 50 percent open.

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

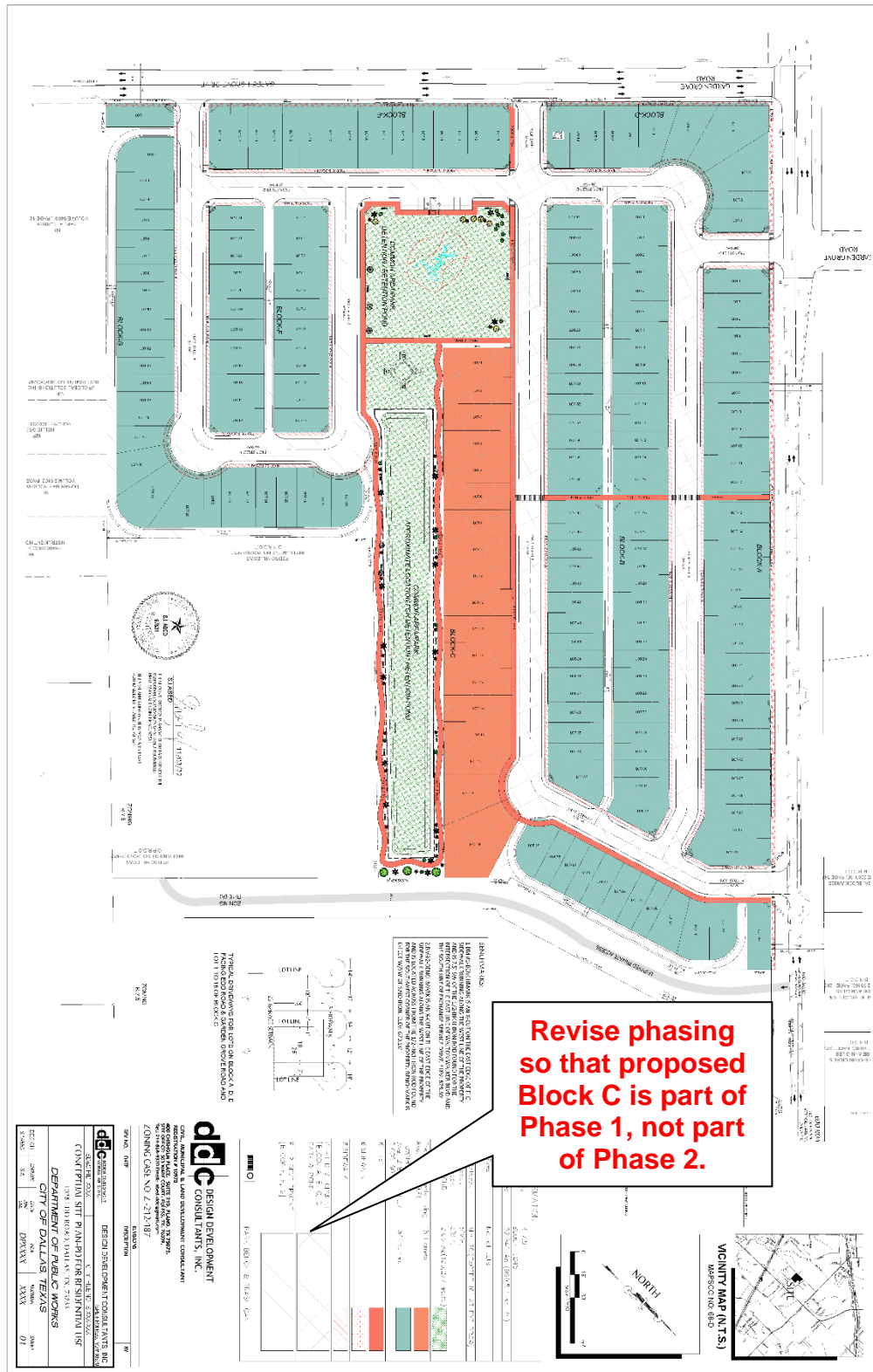
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

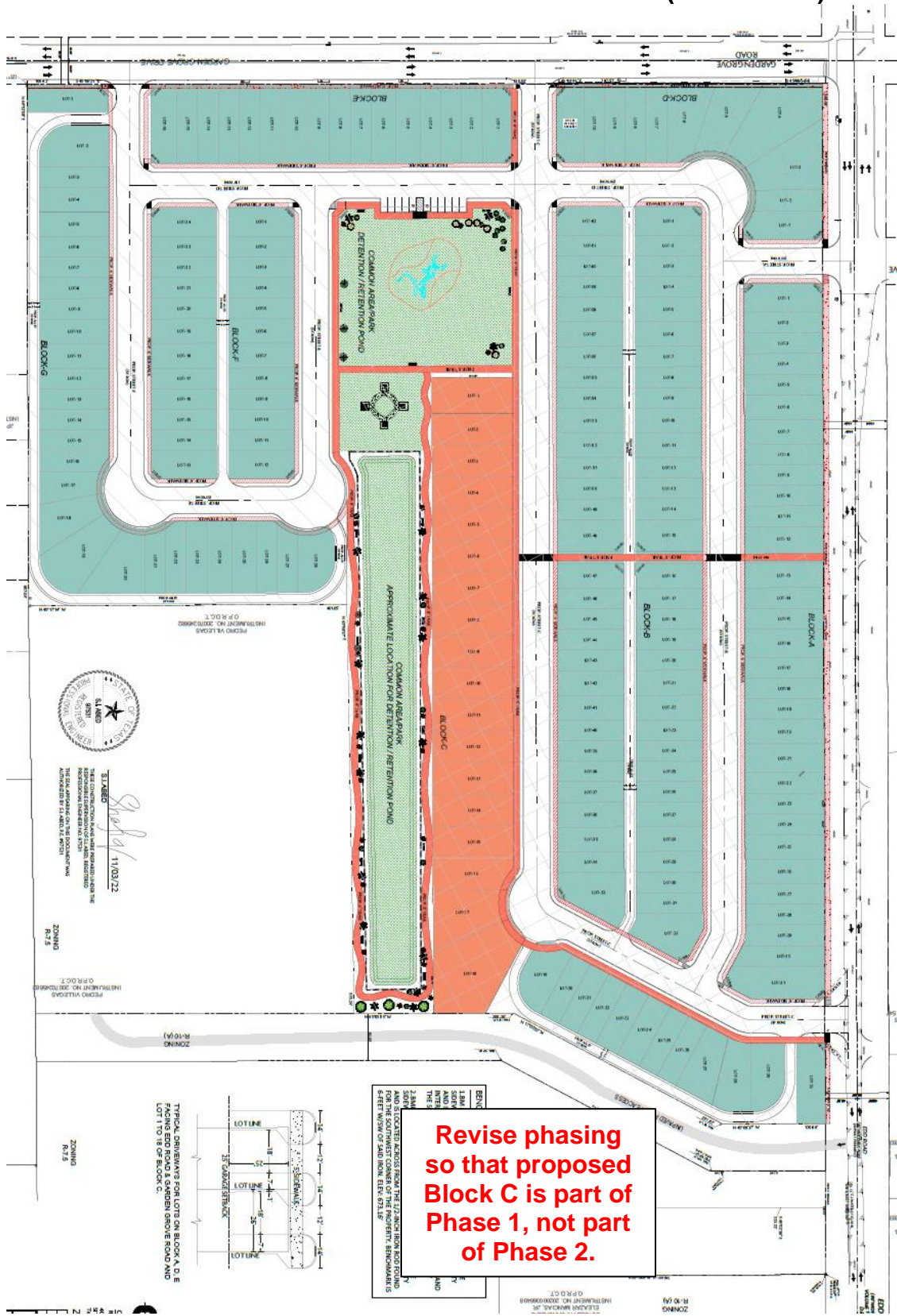
(a) All paved areas, permanent drives, fire lanes, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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

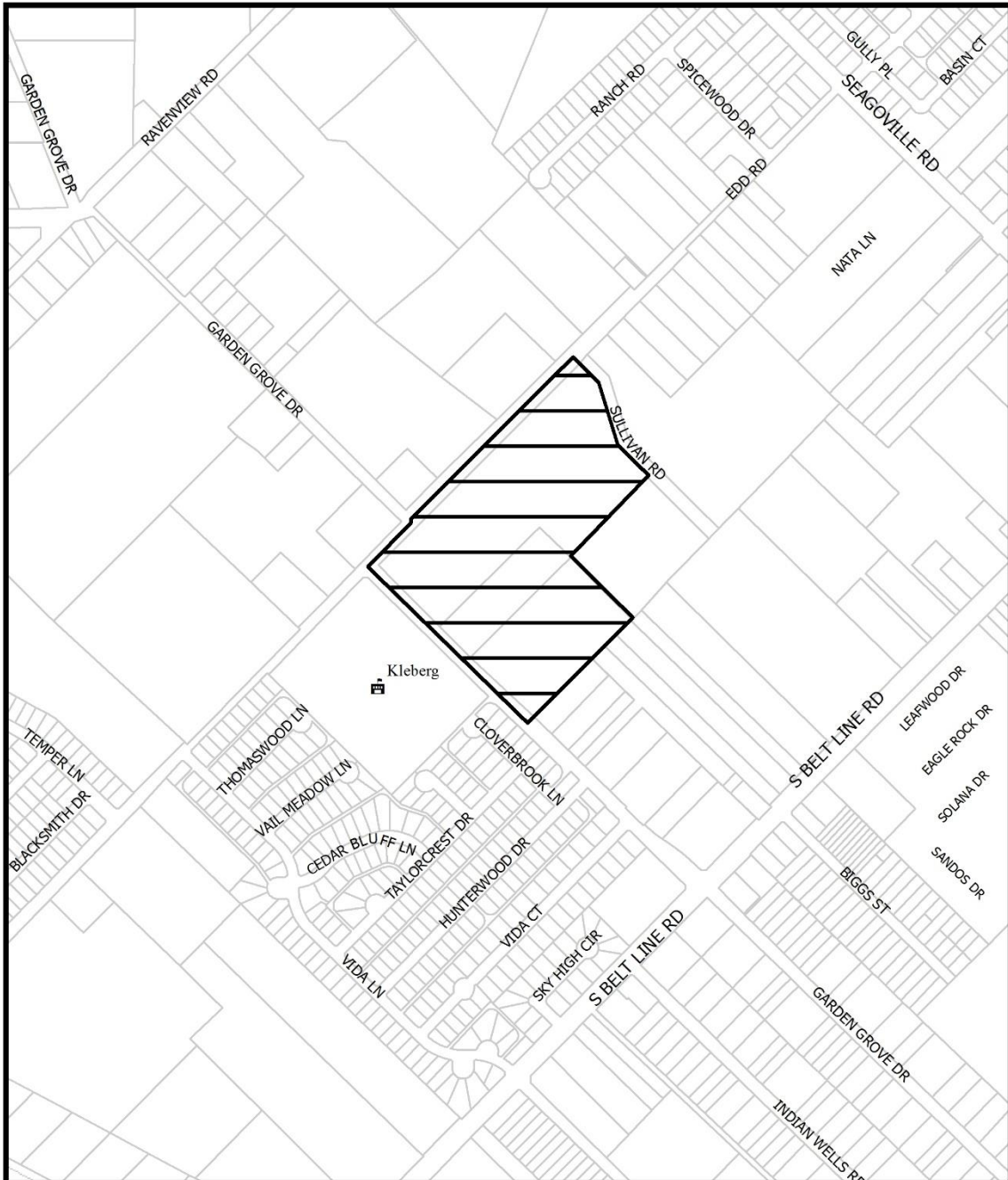
APPLICANT'S PROPOSED CONCEPTUAL PLAN



APPLICANT'S PROPOSED CONCEPTUAL PLAN (ENLARGED)



Revise phasing so that proposed Block C is part of Phase 1, not part of Phase 2.

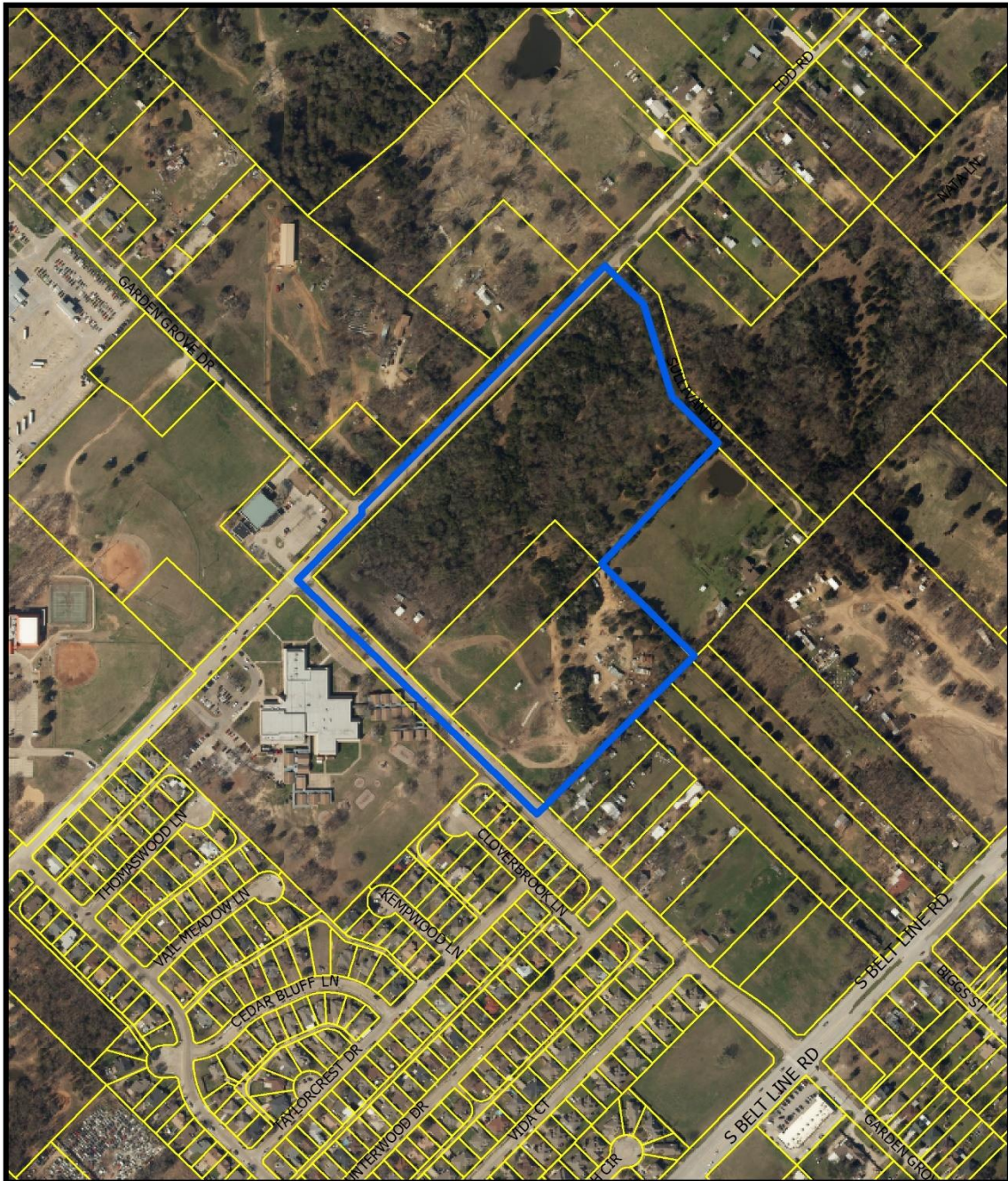



1:7,200

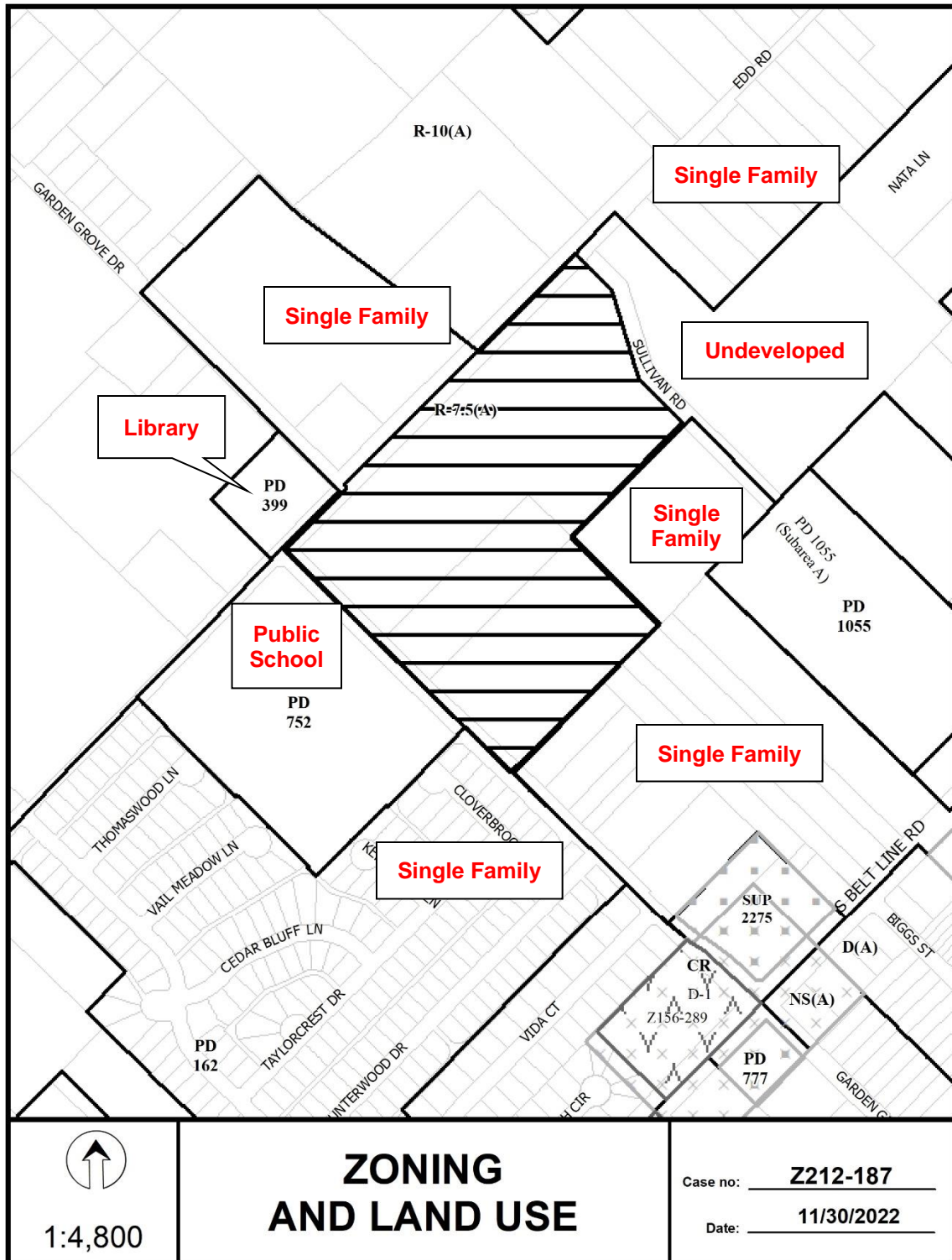
VICINITY MAP

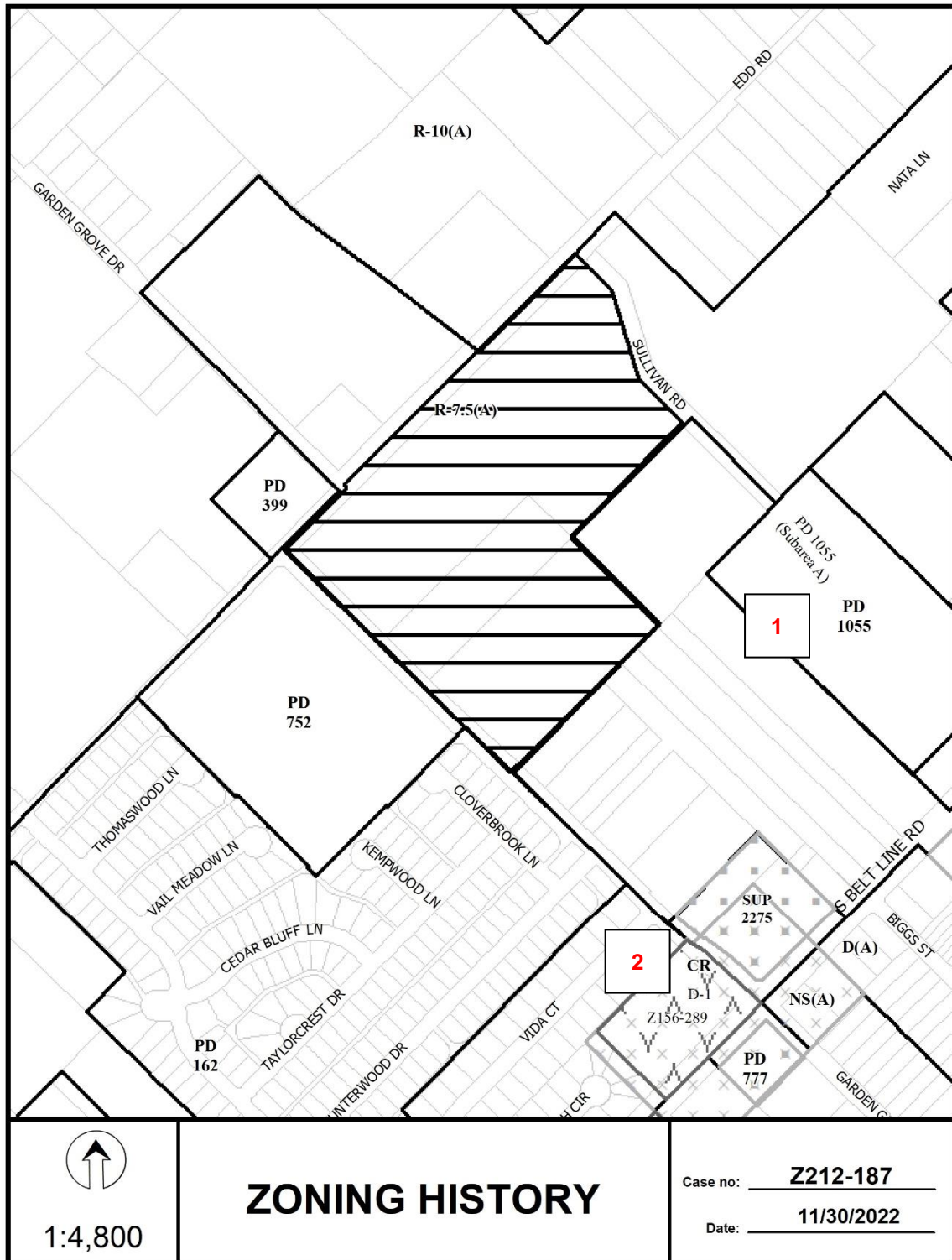
Case no: Z212-187

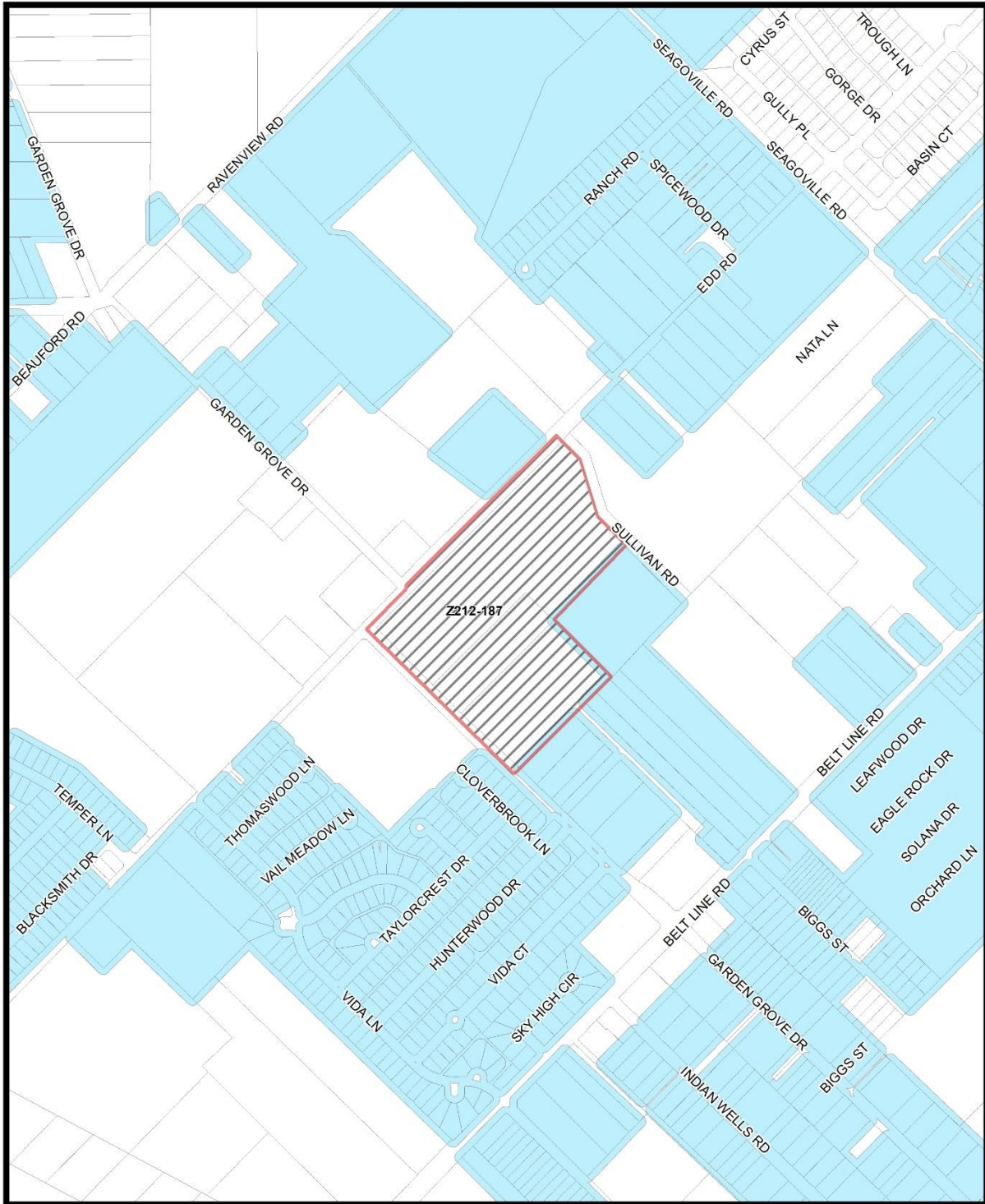
Date: 11/30/2022



 1:4,800	<h1>AERIAL MAP</h1>	Case no: <u> Z212-187 </u> Date: <u> 11/30/2022 </u>
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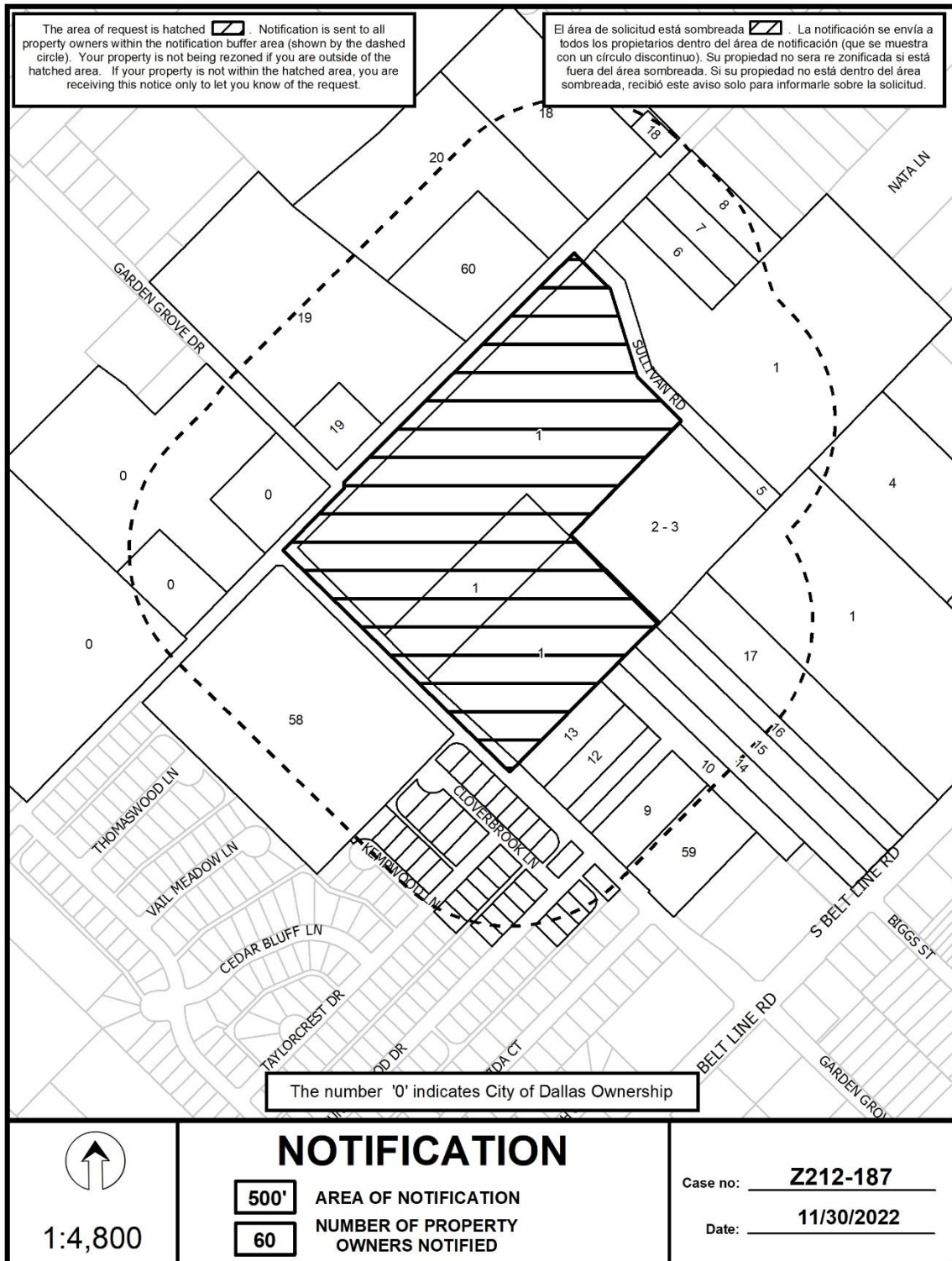


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 11/30/2022



11/29/2022

Notification List of Property Owners***Z212-187******60 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1028 EDD RD	NAN INVESTMENTS LLC
2	13101 SULLIVAN RD	VILLEGAS PEDRO C &
3	13101 SULLIVAN RD	VILLEGAS PEDRO C &
4	1249 S BELTLINE RD	FUENTES LOUIS A & ANN H
5	13100 SULLIVAN RD	VILLEGAS PEDRO
6	1022 EDD RD	SANCHES ESTELLA R &
7	1016 EDD RD	BOATMAN SHERRY B
8	1010 EDD RD	GUTIERREZ JAMIE R & MARY A
9	13405 GARDEN GROVE DR	AMADOR ADRIAN &
10	13327 GARDEN GROVE DR	SOTO GUADALUPE
11	13321 GARDEN GROVE DR	CASTANON TOMASA L
12	13315 GARDEN GROVE DR	AMADOR JOSE & MARILU O
13	13311 GARDEN GROVE DR	AMADOR JOSE
14	1415 S BELTLINE RD	EASTER AVAN SR LIFE ESTATE
15	1407 S BELTLINE RD	Taxpayer at
16	1343 S BELTLINE RD	ONTIVEROS FRANCISCO J
17	1331 S BELTLINE RD	Taxpayer at
18	1000 EDD RD	DIGGS PEGGY ANN
19	1239 EDD RD	NEVAREZ BEATRIZ CECILIA
20	1205 EDD RD	GILES KEVIN WAYNE &
21	1504 HUNTERWOOD DR	GM CAPITAL LLC
22	1508 HUNTERWOOD DR	WARD OPELENE
23	1512 HUNTERWOOD DR	YAMASA CO LTD
24	1516 HUNTERWOOD DR	NASCIMENTO JOAQUIM CARLOS
25	1520 HUNTERWOOD DR	COBBIN CURTIS L &
26	13339 CLOVERBROOK LN	TERRELL AURORA

11/29/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	13335 CLOVERBROOK LN	CRARE INC
28	13331 CLOVERBROOK LN	GALGUERA YORDANIS
29	13327 CLOVERBROOK LN	RIZO MARY P
30	13323 CLOVERBROOK LN	COTHARD JOHN WILBUR
31	13319 CLOVERBROOK LN	PURPLE SPRINGS LLC
32	13315 CLOVERBROOK LN	SOLIS JAVIER
33	13311 CLOVERBROOK LN	DECKER STEPHEN M
34	13307 CLOVERBROOK LN	GRIGGS DELPHINE JOHNSON
35	13303 CLOVERBROOK LN	MARTINEZ MIGUEL
36	1531 HUNTERWOOD DR	BUTLER MICHAEL LEE
37	1527 HUNTERWOOD DR	SAEZ LUIS
38	1523 HUNTERWOOD DR	STARNES ROBYN D &
39	1519 HUNTERWOOD DR	BEARD BERTHA &
40	1515 HUNTERWOOD DR	MAYS JONATHAN K
41	1504 TAYLORCREST DR	FKH SFR C1 LP
42	1508 TAYLORCREST DR	WANG CATHY HAIYAN
43	1512 TAYLORCREST DR	JASSO SAUL & SOPHIA
44	1516 TAYLORCREST DR	Taxpayer at
45	1520 TAYLORCREST DR	TAYLORCREST
46	1524 TAYLORCREST DR	RICHARDSON ANGELA
47	13304 CLOVERBROOK LN	BLACKMON TURKESSA
48	13308 CLOVERBROOK LN	GARCIA JUAN CARLOS & GARBRIELA
49	13312 CLOVERBROOK LN	HALE NILENE E TRUSTEE
50	13316 CLOVERBROOK LN	Taxpayer at
51	13320 CLOVERBROOK LN	EQUITY TRUST COMPANY CUSTODIAN
52	13323 KEMPWOOD LN	POOT DARIO F &
53	13319 KEMPWOOD LN	RESICAP TEXAS OWNER LLC
54	13315 KEMPWOOD LN	POOLE CAROL
55	13311 KEMPWOOD LN	JONES ELLA F W EST OF
56	13307 KEMPWOOD LN	DELONGORIA SANDRA RODRIGUEZ
57	13303 KEMPWOOD LN	VARMAH PARTEEJALLA M

Z212-187(RM)

11/29/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1450 EDD RD	Dallas ISD
59	13435 GARDEN GROVE DR	ORTIZ JOSE & BELEN
60	1205 EDD RD	GILES KEVIN WAYNE &