

CITY PLAN COMMISSION

THURSDAY, MAY 16, 2024
Planner: Teaseia Blue, MBA

FILE NUMBER: D223-011(TB) **DATE FILED:** September 20, 2023
LOCATION: Southeast corner of North Carroll Avenue and North Central Expressway
COUNCIL DISTRICT: 2
SIZE OF REQUEST: ± 0.74 acres **CENSUS TRACT:** 48113000802

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

APPLICANT/OWNER: Central Carroll Interests, LLC

REQUEST: An application for a development plan on property zoned Planned Development District No. 889 and partially within Subdistrict E-2 of Planned Development District No. 305.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 889:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=889>

Planned Development District No. 305:

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

BACKGROUND INFORMATION:

PLANNED DEVELOPMENT DISTRICT NO. 889 was established by Ordinance No. 29019, passed by the Dallas City Council on May 22, 2013. (Ord. 29019)

SEC. 51P-889.105. CONCEPTUAL PLAN. (a) Development and use of the Property must comply with the conceptual plan (Exhibit 889A), except that the director may approve alternate locations for ingress/egress if the Texas Department of Transportation does not approve the locations indicated on the conceptual plan. The conceptual plan shows the approximate location of main driveways to be located within the Property and the proposed ingress/egress points; the final location of the ingress/egress points and main driveways to be constructed within the Property must be shown on the development plan. (b) If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. 29019)

SEC. 51P-889.106. DEVELOPMENT PLAN. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district, except that a development plan is not required before the issuance of a building permit for grading, drainage, demolition, tree removal, or utility work. (Ord. 29019)

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-305.111. CONCEPTUAL PLAN. Development and use of the Property must comply with the conceptual plan (Exhibit 305A). Development in Subdistrict E1 must also comply with the Subdistrict E1 conceptual plan (Exhibit 305K). Development in Subdistrict E2 must also comply with the Subdistrict E2 conceptual plan (Exhibit 305M). (Ord. Nos. 21508; 23905; 24826; 27077; 31370)

SEC. 51P-305.112. DETAILED DEVELOPMENT PLAN. (a) When required under this subsection, an applicant for a permit or certificate of occupancy for work or a use on a building site in this district shall obtain approval of a new or amended detailed development plan as a prerequisite to issuance of the permit or certificate of occupancy. In the case of a building or structure already existing on the effective date of Ordinance No. 21508, a new or amended detailed development plan is required for any building site where the proposed work or use will increase the number of off-street parking spaces

required to be located on that site. In Subdistrict E2, development plans may be submitted in phases.

REQUEST DETAILS:

The request seeks approval of a development plan for retail uses, which are allowed by right under the zoning classification of the property.

The new development plan will allow for two new restaurants with covered patios and surface parking. A portion of building C footprint falls into the boundaries of Subdistrict E-2 within Planned Development District No. 305. The land use and provisions for this portion of the building are aligned with compliance for Subdistrict E-2 within Planned Development District No. 305.

The Engineering Division of Development Services staff has no objection to the proposal of two new restaurants with surface parking being developed on the property.

The city arborist reviewed the development plan and has no objection. Landscaping for the area of request is required per Article X and will be reviewed at permitting.

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 development 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 development plan, having determined that the request complies with the requirements set forth by Planned Development District No. 889 and Subdistrict E-2 within Planned Development District No. 305 and does not impact any other provisions of the ordinance permitting this use.

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

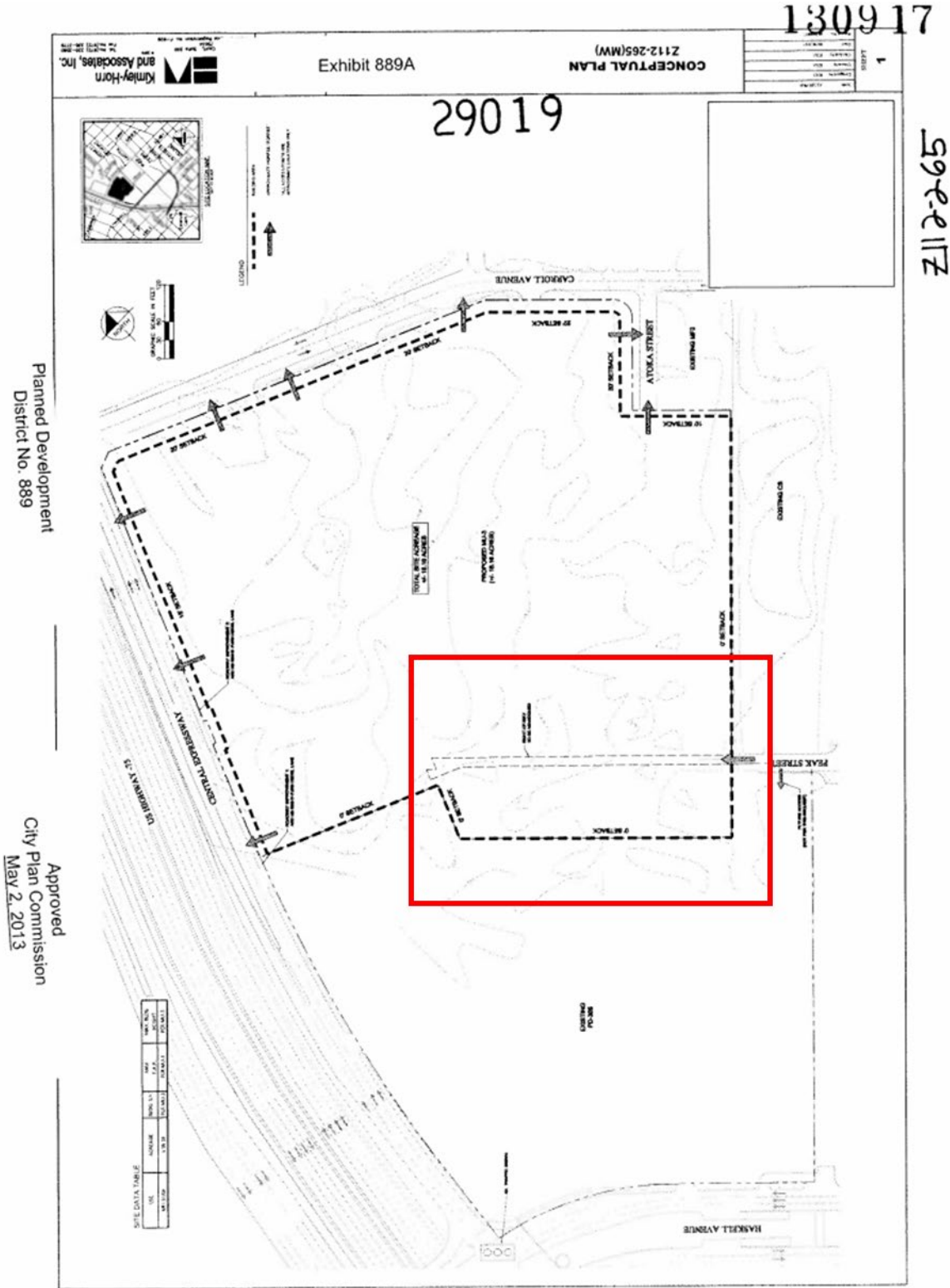
(LLC: No Directors)

Central Carroll Interests LLC

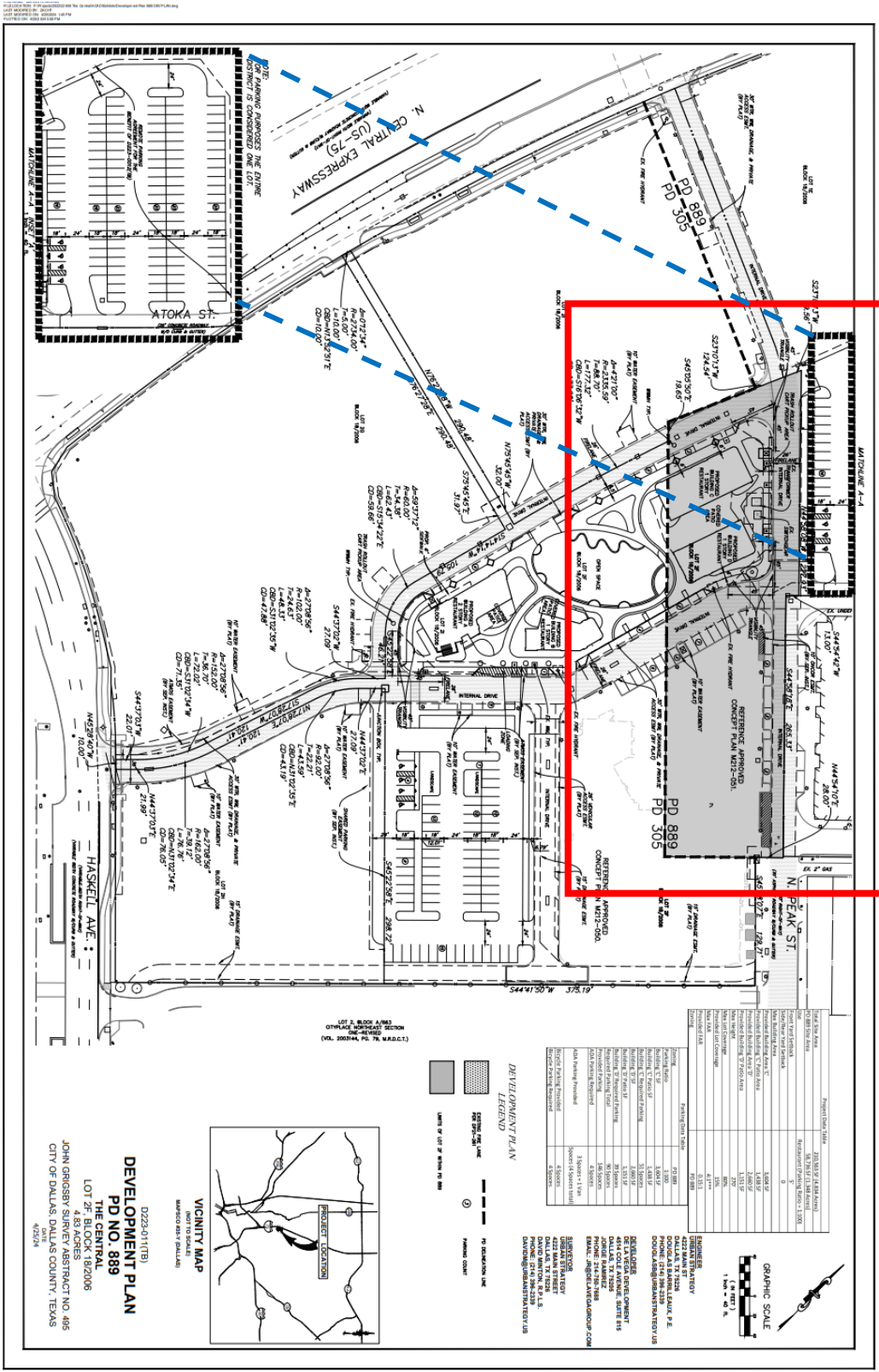
Artemio De La Vega: President & Manager

(LLC: No Directors)

Conceptual Plan- Exhibit 898A

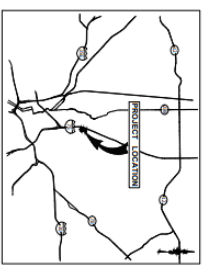


Proposed Development Plan



Category	Quantity	Unit
Building Area	1,200	SQ FT
Parking Area	1,400	SQ FT
Landscaping Area	1,400	SQ FT
Driveway Area	1,400	SQ FT
Other Area	1,400	SQ FT
Total Area	5,800	SQ FT

DEVELOPMENT PLAN
LEGEND

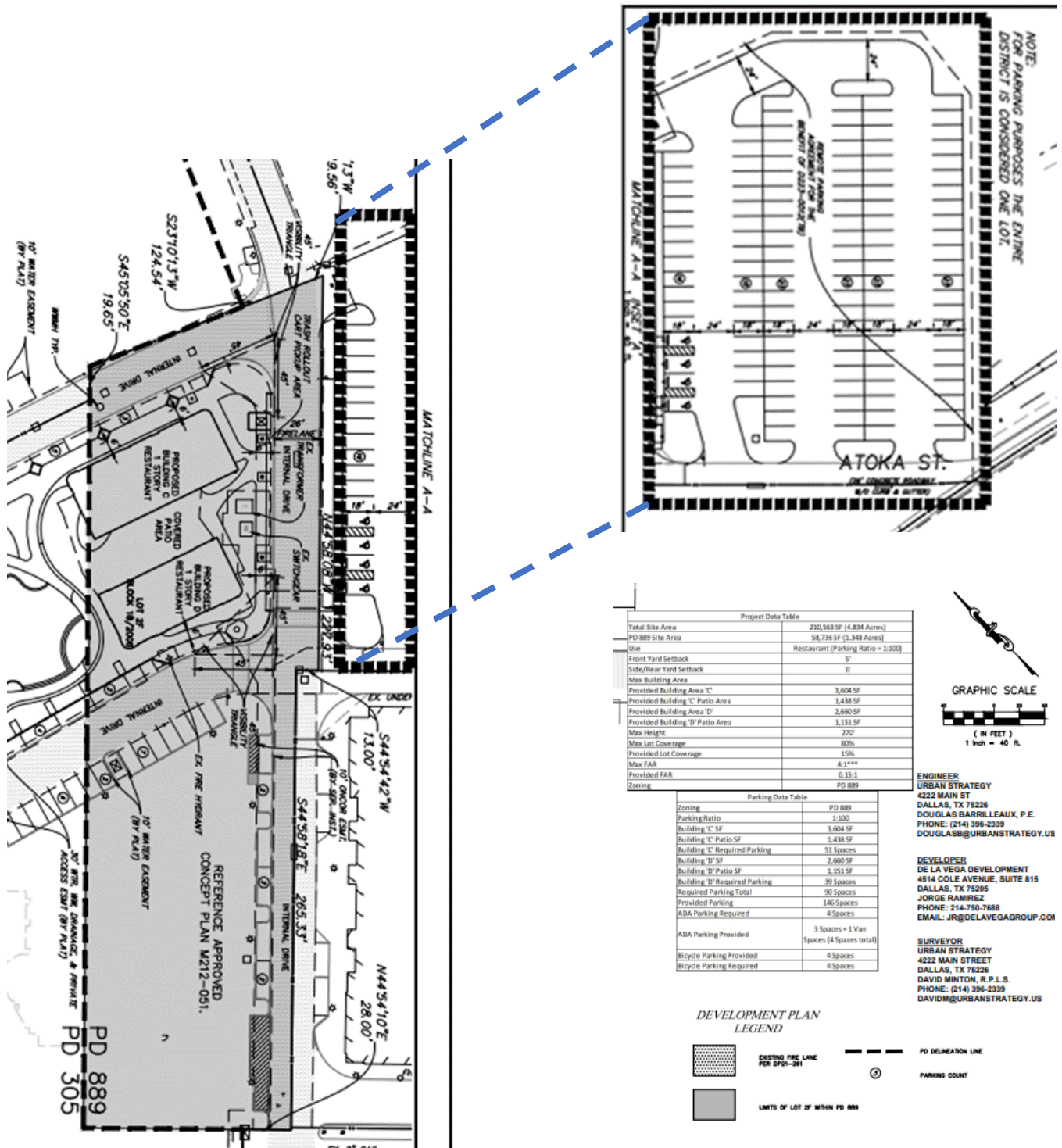


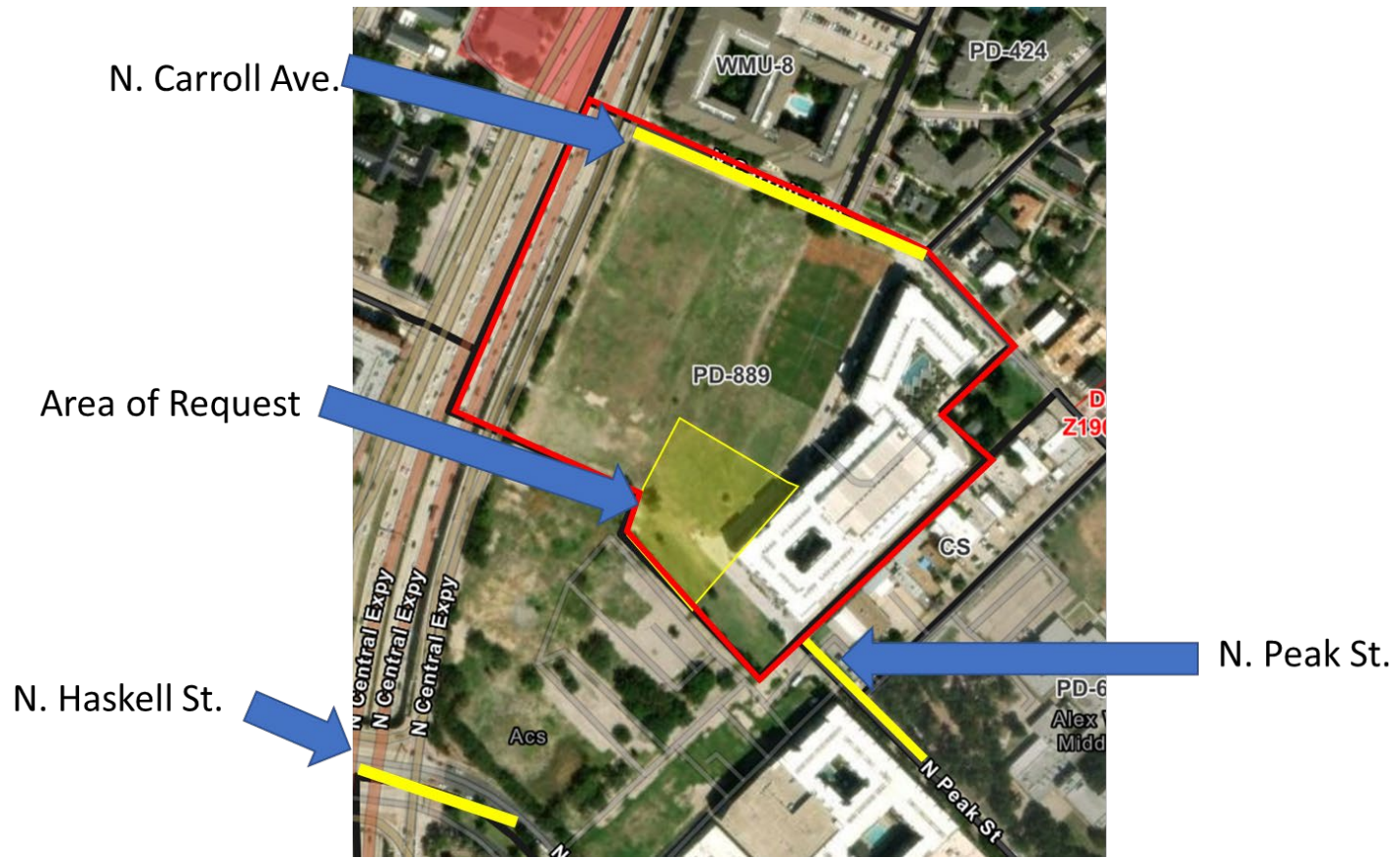
D223-011(TB)
DEVELOPMENT PLAN
PD NO 889
 THE CENTRAL
 LOT 2F, BLOCK 18, 2006
 JOHN GRIGSBY SURVEY ABSTRACT NO. 465
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 4/2/24



PREPARED BY:
 JOHN GRIGSBY SURVEY ABSTRACT NO. 465
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
DESIGNED BY:
 JOHN GRIGSBY SURVEY ABSTRACT NO. 465
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
DATE: 4/2/24

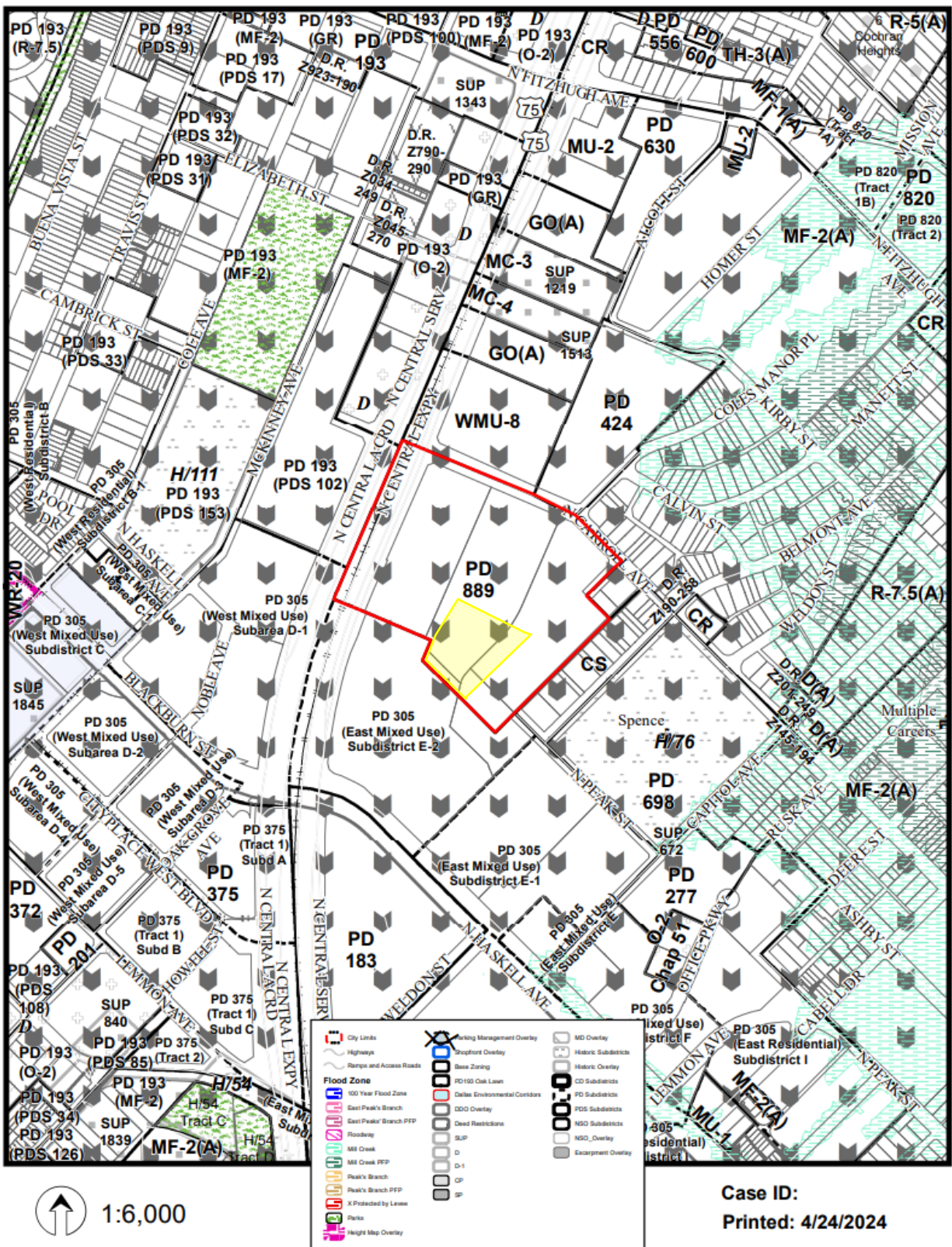
Proposed Development Plan
[Enlarged]





Aerial View





1:6,000

Case ID:
Printed: 4/24/2024