

FILE NUMBER: Z212-147(MP)

DATE FILED: December 14, 2021

LOCATION: On the south line of Northwest Highway, southwest of Midway Road

COUNCIL DISTRICT: 13

SIZE OF REQUEST: ± 3.621 acres

CENSUS TRACT: 0073.02

OWNER/APPLICANT: Platinum Series Development LLC

REPRESENTATIVE: Andrew Ruegg, MASTERPLAN

REQUEST: An application for a Planned Development District for R-10(A) Single Family District regulations and uses on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow for modified development standards related to the required front, side, and rear setbacks.

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

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

BACKGROUND INFORMATION:

- The applicant is requesting to create a new planned development district in order to develop a single-family subdivision.
- The site was platted into 12 single family lots in 2020 in a shared access development.
- Some of the homes are under construction and lots are currently being sold individually.
- The applicant is requesting to reduce the 30-foot front setback on Northwest Highway, which is restricting construction on the front two lots. The proposed PD would also adjust the side and rear setbacks to five feet, similar to other subdivisions in the area. The proposed PD would also adjust the lot coverage and allowable fencing.
- Since the original submittal, the applicant has submitted updated conditions. These include lowering the lot coverage from 60 percent to 50 percent, increasing the front yard setback from five, to six feet, proposing a 20-foot rear setback for the individual lots, excepting Lot 7, and requirements for individual lots to include 35 percent permeable coverage area. Additionally, a screening provision was added for a minimum height of eight feet to be provided along the entirety of the rear yard of the property.
- The applicant has also recently proposed a development plan which specifies the locations of the proposed setbacks.

Zoning History:

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Northwest Highway	Community Collector	100'	107'

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006, outlining several goals and policies which serve as a framework for assisting in evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Neighborhood Plus Plan:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-10(A)	Undeveloped, Single Family
North	PD No. 851, TH-1(A) SUP 1273	Retail, Retirement Housing
East	R-10(A)	Church
South	R-1AC(A)	Single Family
West	PD No. 528	Townhomes

Land Use Compatibility:

The property is zoned an R-10(A) and is currently subdivided into 12 lots within a shared access development. Two of these lots are built out as homes at this time and the other ten remain undeveloped. To the north of the site, across Northwest Highway, is a retail strip and a retirement facility. To the east is a church and to the south are single-family homes. To the west, is a townhome subdivision.

<u>DISTRICT</u>	SETBACKS		Height	Lot Coverage	Density	Primary Uses
	Front	Side/Rear				
Existing R-10(A)	30'	6'	30'	45%	1 unit per 10,000 square feet	Single Family
Proposed PD	6'	5'/5' Individual lot rear: 20' exc Lot 7	30'	50%	12 units max	Single Family

The reduction in setbacks proposed is appropriate for the major corridor of Northwest Highway, which would be better suited to higher intensity housing. The rezoning would apply to the existing shared access development subdivision and the existing lots. The changes proposed do not amend the permitted land uses for the R-10(A) District.

Development Standards:

Setbacks in a shared access subdivision are applied across the entire development, rather than on each lot. As such, the front setback is applied along Northwest Highway. This makes the north most lots, as currently platted, difficult to develop and would result in underused space across the frontage. The proposed change would not alter the allowable density but would allow for more effective utilization of the lots. The PD would alter the rear and side setbacks by one-foot, amending them to five feet, which consistent with the neighboring PD No. 528. The front setback would be changed significantly, from 30 feet to six feet, but only along Northwest Highway, where the change would be least likely to affect surrounding properties. The amendment to the lot coverage would allow for an increase to 50 percent, which is also consistent with the neighboring PD No. 528. The allowable height would remain the same.

The proposed masonry fencing allowance would allow solid screening within the setback area of the property. This is appropriate along the major thoroughfare of Northwest Highway and would add to quality of life within the subdivision by limiting noise and visual impacts of the corridor.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a single family home under R-10(A) is two spaces per unit. The proposed development would be required to meet the requirements of the Dallas Development Code. Additionally, in Sec.51A-4.411(g) shared access developments must provide 0.25 unassigned spaces available for use by visitors and residents for each dwelling unit. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point.

Landscaping:

Any new development on the property will require landscaping per Article X of the Dallas Development Code, as amended.

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 to orange, representing the weakest markets. The area of request is partially located within the “C” MVA category.

CPC Action
February 17, 2022

Note: The Commission considered this item individually.

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District regulations and uses, on property zoned an R-10(A) Single Family District, on the south line of Northwest Highway, southwest of Midway Road, it was moved to **hold** this case under advisement until March 24, 2022.

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

For: 14 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Housewright,
Gibson, Haqq, Stanard, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 500 Mailed: 82
Replies: For: 6 Against: 4

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Matt Schortman, 7001 Preston Rd., Dallas, TX, 75205
Against: Christy Blumenfeld, 4241 Cochran Chapel Rd., Dallas, TX, 75209
Peter Dauterman, 4023 Cochran Chapel Rd., Dallas, TX, 75209
Clay Likover, 4144 Cochran Chapel Rd., Dallas, TX, 75209
Against (Did not speak): Jeff Henderson, 4060 4144 Cochran Chapel Rd., Dallas, TX, 75209
Staff: David Nevarez, Sr. Traffic Engineer, Development Services
Phil Erwin, Chief Arborist, Dallas Building Inspections

CPC Action
March 24, 2022

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District regulations and uses on property zoned an R-10(A) Single Family District, on the south line of Northwest Highway, southwest of Midway Road, it was moved to **hold** this case under advisement until April 7, 2022.

Maker: Stanard
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Hampton, Shidid, Carpenter, Blair, Jung,
Housewright, Gibson, Haqq, Stanard, Kingston,
Rubin

Against: 0
Absent: 2 - Popken, Anderson
Vacancy: 2 - District 3, District 7

Notices: Area: 500 Mailed: 82
Replies: For: 6 Against: 4

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
For (Did not speak): Matthew Schortman, 7001 Preston Rd., Dallas, TX, 75205
Against: None

CPC Action
April 7, 2022

Motion: In considering an application for a Planned Development District for R-10(A) Single Family District regulations and uses on property zoned an R-10(A) Single Family District, on the south line of Northwest Highway, southwest of Midway Road, it was moved to **hold** this case under advisement until April 21, 2022, per applicant's request.

Maker: Stanard
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Shidid, Carpenter, Blair, Jung, Housewright,
Gibson, Popken, Stanard, Kingston, Rubin,
Anderson

Against: 0
Absent: 2 – Haqq, Hampton
Vacancy: 2 - District 3, District 7

Notices:	Area: 500	Mailed: 82
Replies:	For: 6	Against: 4

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Against: None

CPC Action
April 21, 2022

Motion: It was moved to recommend **approval** of a Planned Development District for R-10(A) Single Family District regulations and uses, subject to a development plan and conditions with changes to setbacks on Lot 7 (restore 20 foot building line) on property zoned an R-10(A) Single Family District, on the south line of Northwest Highway, southwest of Midway Road.

Maker: Stanard
Second: Anderson
Result: Carried: 8 to 5

For: 8 - Anderson, Shidid, Jung, Housewright,
Kingston, Rubin, Standard, Vann

Against: 5 - Popken, Hampton, Carpenter, Blair, Haqq
Absent: 1 - Gibson
Vacancy: 1 - District 3

Notices:	Area: 500	Mailed: 82
Replies:	For: 6	Against: 4

Speakers: For: Andrew Ruegg, 2201 Main St., Dallas, TX, 75201
Dallas Cothrum (Did not speak), 2201 Main St., Dallas TX 75201
Matt Schortman, 7001 Preston Rd, Dallas, TX 75205
Against: None

CPC Recommended PD Conditions

**ARTICLE
XXXX.**

PD XXXX.

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

PD XXXX was established by Ordinance No. XXXXX, passed by the Dallas City Council on May 11, 2022.

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

PD XXXX is established on property generally located on the south line of Northwest Highway, west of southwest line of Midway Road. The size of PD XXXX is approximately 3.621 acres.

SEC. 51P-XXXX.103. 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-XXXX.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit XXXXA: development plan.

SEC. 51P-XXXX.105. DEVELOPMENT PLAN.

(a) Development and use of the Property as a shared access development must comply with the development plan (Exhibit XXXXA). 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 developments, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a

development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-XXXX.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(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-10(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-XXXX.107. ACCESSORY USES.

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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A- 4.217.

SEC. 51P-XXXX.108. 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) Except as provided in this section, the yard, lot, and space regulations of the R-10(A) Single Family District apply.

(b) Shared access development.

(1) Front yard. Minimum front yard is six feet.

CPC recommendation:

(2) Individual Lot Rear Yard Setback. For all lots, a minimum rear yard setback for any main structure is 20 feet.

Staff Recommendation and Applicant's Request:

(2) Individual Lot Rear Yard Setback. For all lots except for Lot 7, a minimum rear yard setback for any main structure is 20 feet

(3) Density. Maximum number of dwelling units is 12.

(4) Lot coverage. Maximum lot coverage for residential structures is 50 percent.

(5) Permeable coverage area. Each lot must contain a minimum of 35 percent of permeable coverage area to reduce surface water runoff and provide an area for groundwater recharge.

SEC. 51P-XXXX.109. 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-XXXX.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-XXXX.111. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Plant material must be maintained in a healthy, growing condition.

SEC. 51P-XXXX.112. SIGNS.

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

SEC. 51P-XXXX.113. FENCING AND SCREENING.

(a) A masonry screening wall with a minimum height of six feet may be provided within the required front, side, and rear yard setbacks.

(b) A screening fence with a minimum height of eight feet must be provided along the entirety of the rear yard of the Property.

SEC. 51P-XXXX.114. ADDITIONAL PROVISIONS.

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

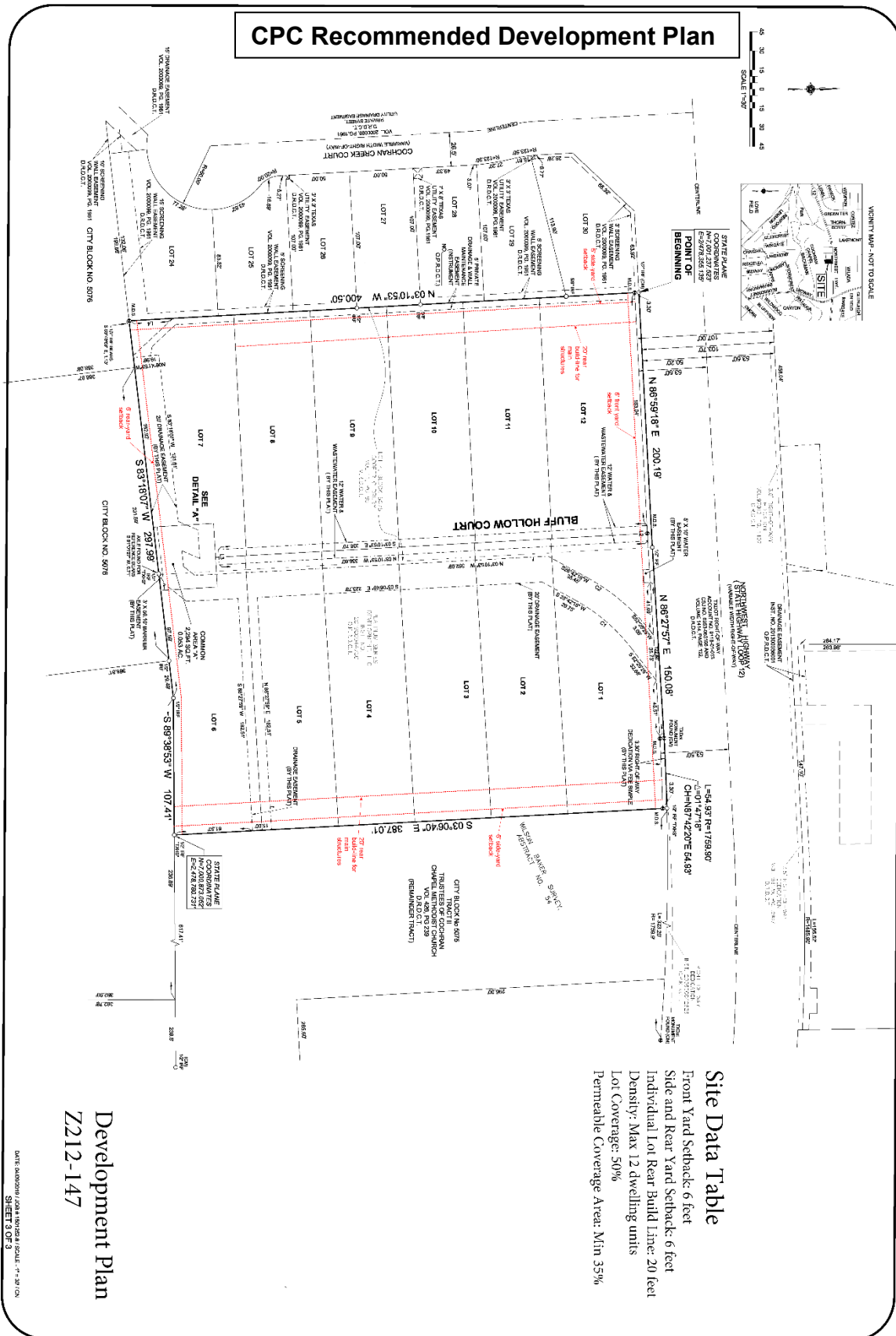
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

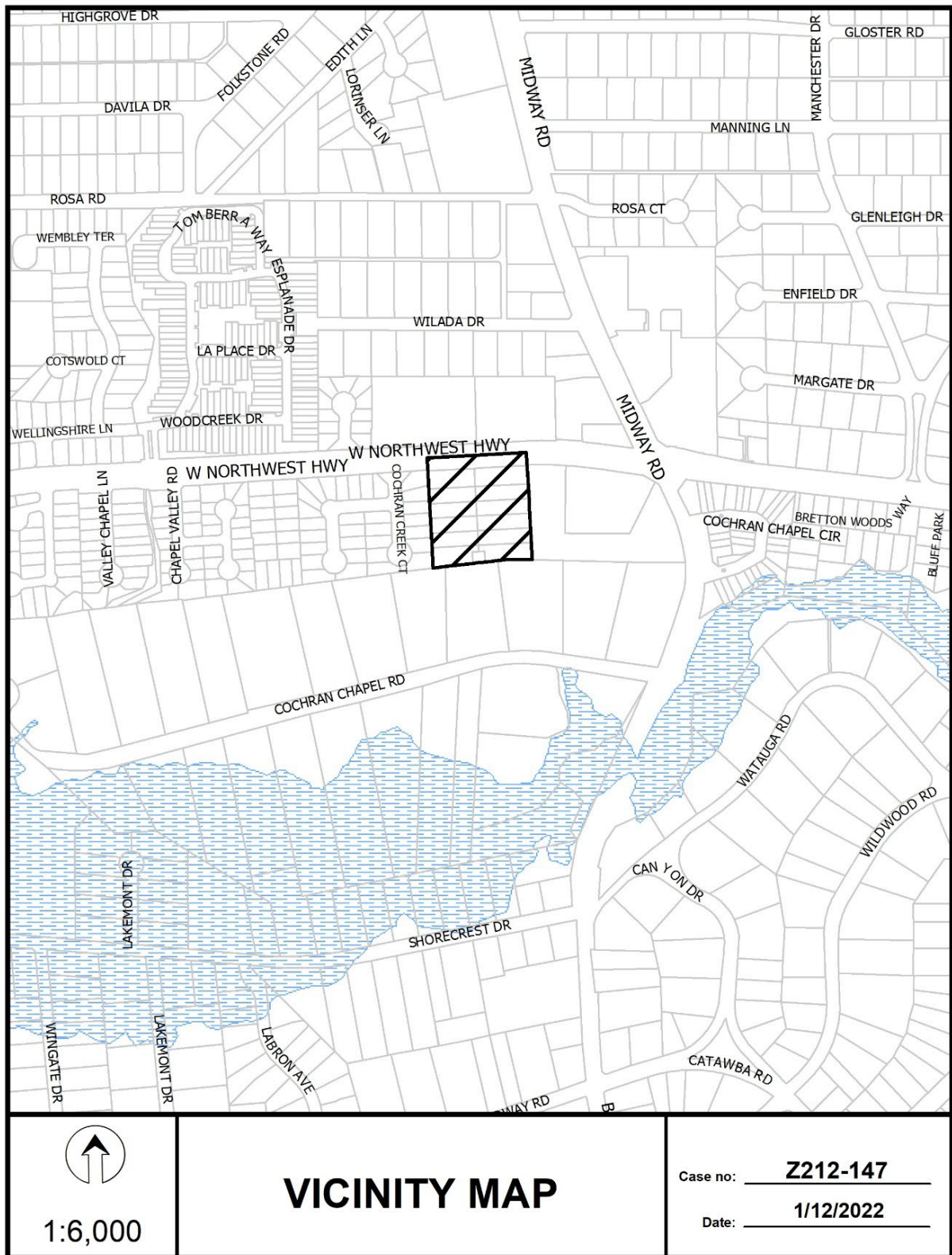
SEC. 51P-XXXX.115.

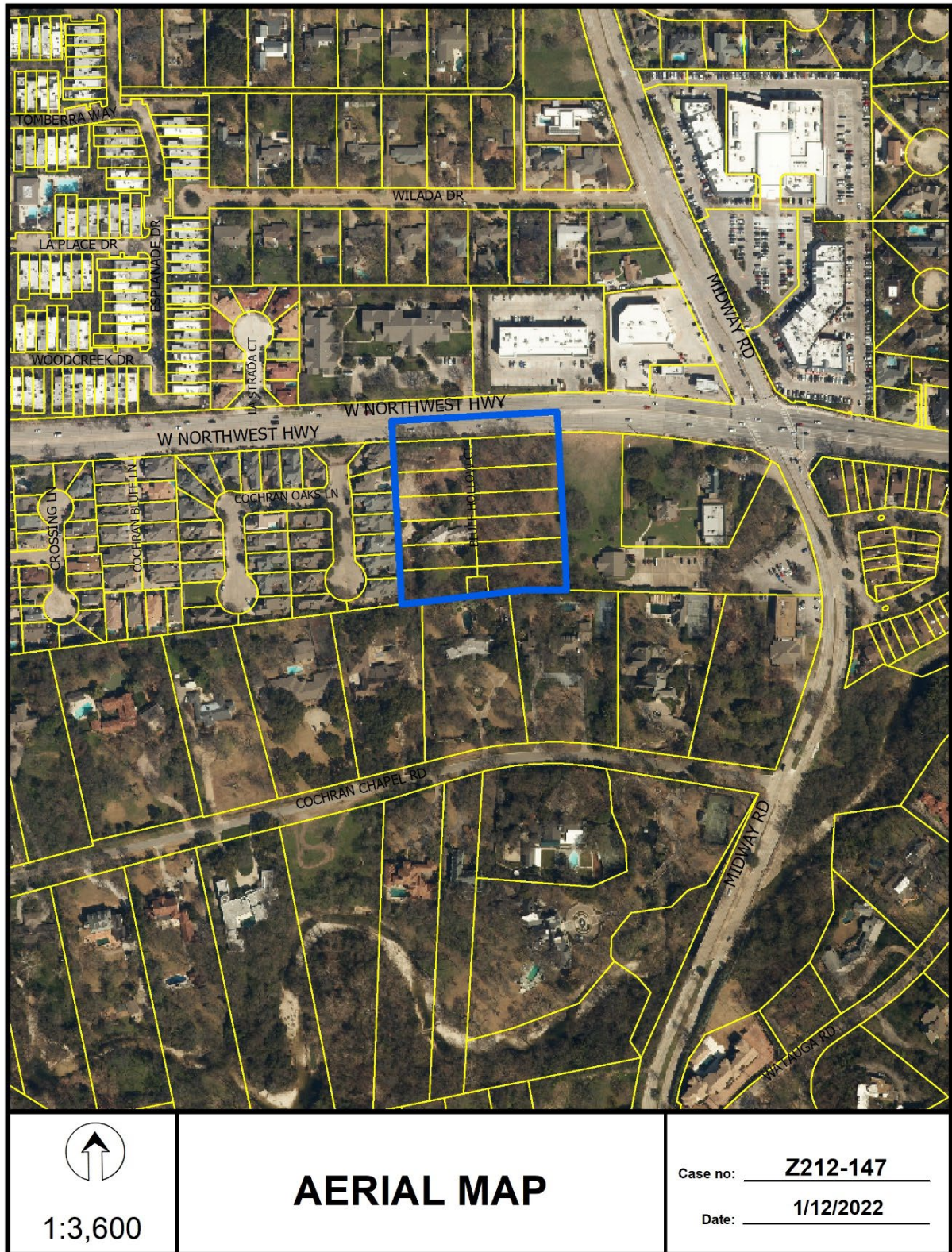
COMPLIANCE WITH CONDITIONS.

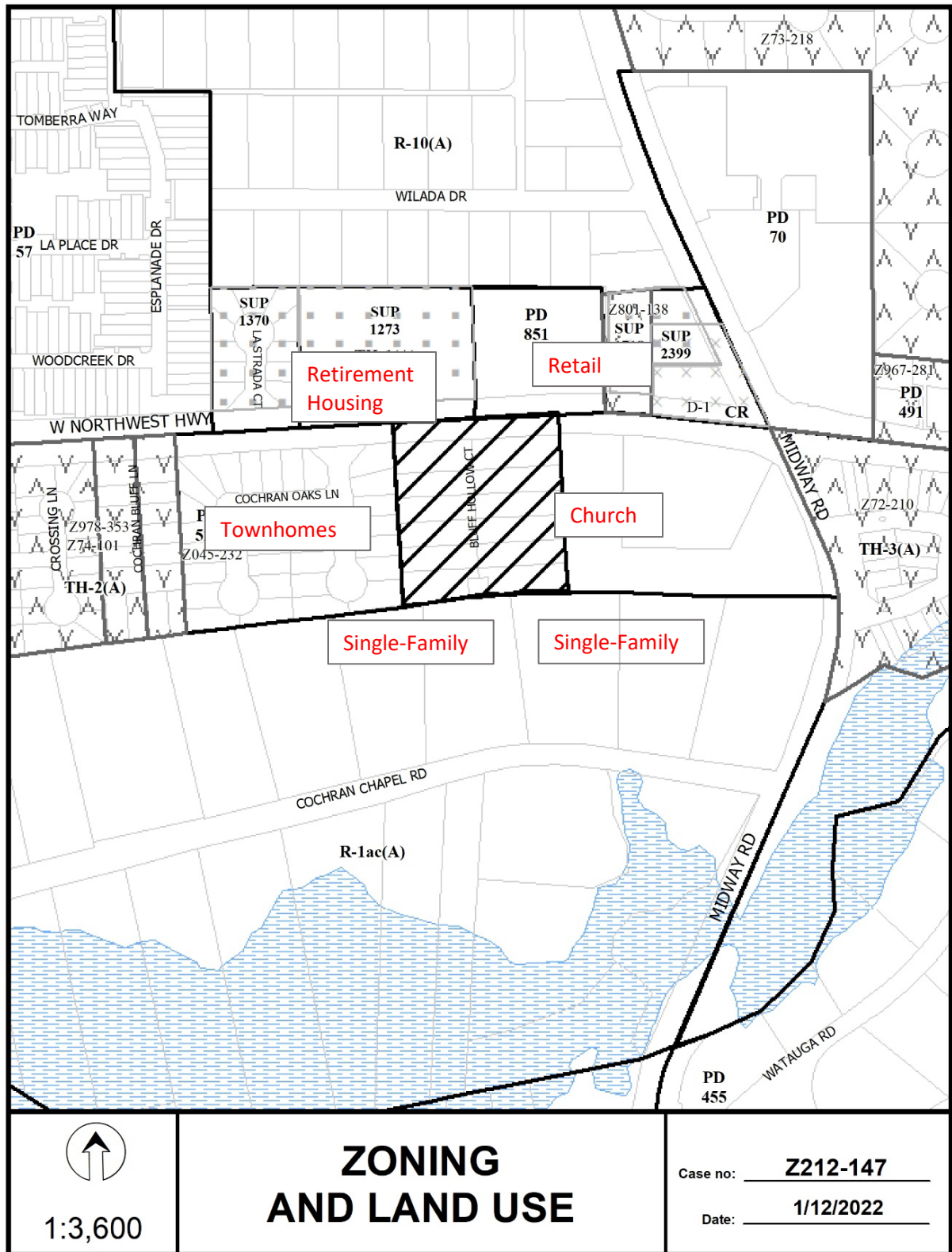
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

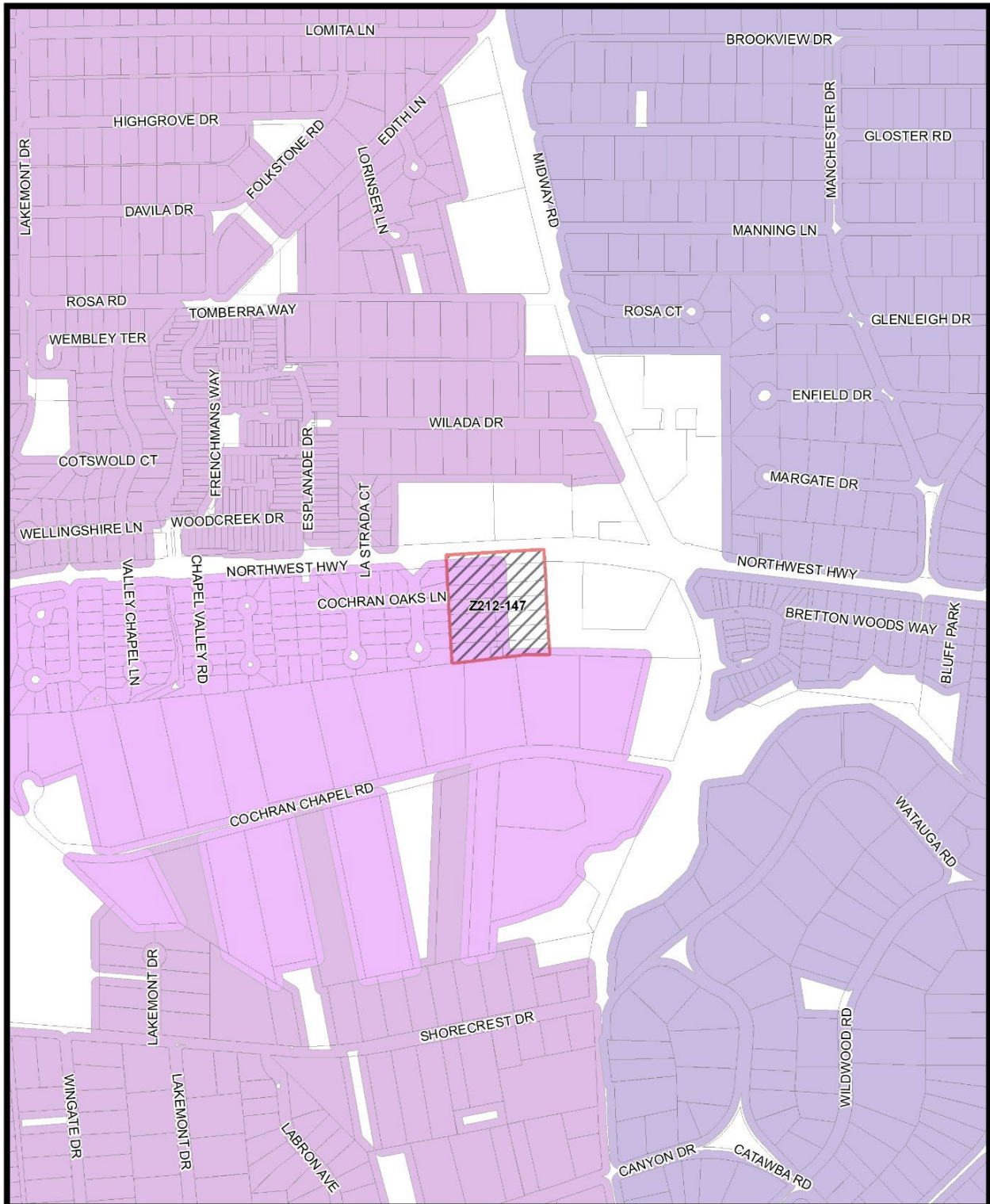
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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











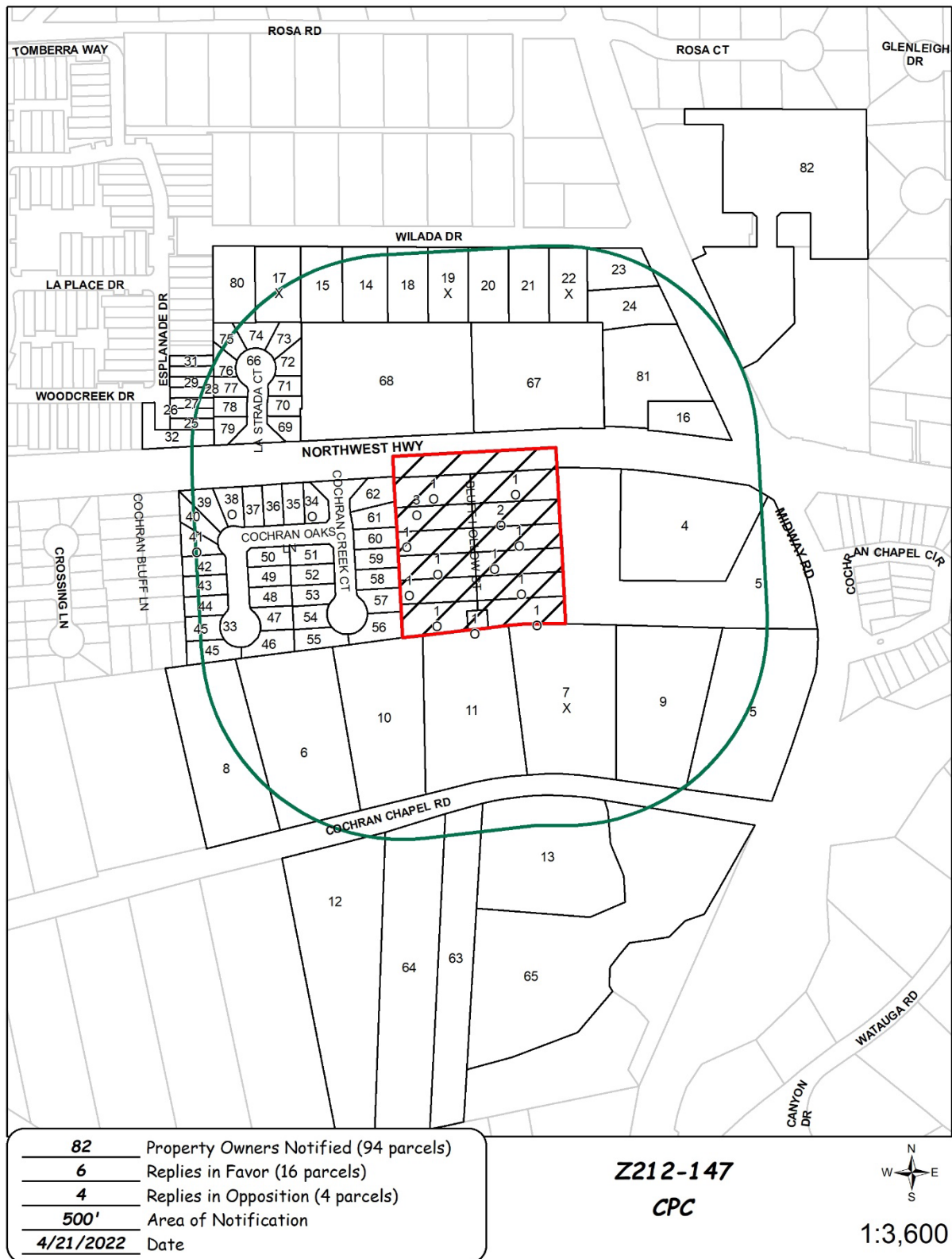
Market Value Analysis



1:6,000

Market Value Analysis

Printed Date: 1/12/2022



04/20/2022

Reply List of Property Owners***Z212-147******82 Property Owners Notified 6 Property Owners in Favor 4 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	9142 BLUFF HOLLOW CT	PLATINUM SERIES DEVELOPMENT LLC
O	2	9134 BLUFF HOLLOW CT	PLATINUM SERIES 9134 BLUFF
O	3	9135 BLUFF HOLLOW CT	PLATINUM SERIES 9135 BLUFF
	4	9101 MIDWAY RD	COCHRAN CHAPEL
	5	9027 MIDWAY RD	COCHRAN CHAPEL METHODIST
	6	4163 COCHRAN CHAPEL RDSTIENEKER TRACEY & JOHN	
X	7	4241 COCHRAN CHAPEL RDBLUMENFELD ADAM L &	
	8	4139 COCHRAN CHAPEL RDPAYNE FRANK CORRY III &	
	9	4255 COCHRAN CHAPEL RDKUHN MOLLIE	
	10	4215 COCHRAN CHAPEL RDDURST TIMOTHY S &	
	11	4229 COCHRAN CHAPEL RDRIGGS JACK A	
	12	4144 COCHRAN CHAPEL RD4144 COCHRAN CHAPEL LLC	
	13	4242 COCHRAN CHAPEL RDMEWHEINNEY MICHAEL & LINDA	
	14	4160 WILADA DR	HOWARD MELISSA M
	15	4152 WILADA DR	ANDREWS MICHAEL & KATHERINE
	16	4275 W NORTHWEST HWY	AIRPORT FREEWAY FUEL CENTER LP
X	17	4144 WILADA DR	STRANGE JUDY CAROL IRREVOCABLE
	18	4166 WILADA DR	BAYS JOSHUA & CARRIED
X	19	4174 WILADA DR	NELSON HEATHER G &
	20	4180 WILADA DR	KNIGHT ALLAN M
	21	4188 WILADA DR	MOORE NICKY N
X	22	4194 WILADA DR	MORADI MASOUD &
	23	9241 MIDWAY RD	ARNOLD H DAVID
	24	9227 MIDWAY RD	MCGILL MANDY
	25	9106 ESPLANADE DR	STEINER JUNE A &
	26	9110 ESPLANADE DR	POTTHOFF HEIDI M

04/20/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	9114 ESPLANADE DR	SHOREY JENNIFER
	28	9118 ESPLANADE DR	STEINER ASHLEY
	29	9202 ESPLANADE DR	VANSTON EDMUND F
	30	9206 ESPLANADE DR	FISHER CAROLYN G
	31	9210 ESPLANADE DR	MATLOCK NANCY HALE
	32	4100 WOODCREEK DR	PIERREMONT TOWNHOME ASSOC
	33	4100 COCHRAN CREEK CT	COCHRAN HOLLOW HOA INC
O	34	1 COCHRAN OAKS LN	PURNELL MAURICE E III & KIMBERLY C
	35	3 COCHRAN OAKS LN	GROVER VEENA
	36	5 COCHRAN OAKS LN	WILLIAMS CREEDE & LORI
	37	7 COCHRAN OAKS LN	DROSSOS LILLIE
O	38	9 COCHRAN OAKS LN	Taxpayer at
	39	11 COCHRAN OAKS LN	Taxpayer at
	40	13 COCHRAN OAKS LN	GORMAN DIANE LOUISE
O	41	15 COCHRAN OAKS LN	MANNING CHAD F & LYNELL REI
	42	17 COCHRAN OAKS LN	OSBORN STEVE A & JULIE L
	43	19 COCHRAN OAKS LN	RUBENFIELD ARNOLD D &
	44	21 COCHRAN OAKS LN	HARRISON JANET M & EDWIN E
	45	23 COCHRAN OAKS LN	LAOS CARLOS A &
	46	24 COCHRAN OAKS LN	DENTON SUSAN H
	47	22 COCHRAN OAKS LN	ROBERTS MARK &
	48	20 COCHRAN OAKS LN	TOOFANIAN DARYOUSH &
	49	18 COCHRAN OAKS LN	MATHES TODD L & PATRICIA P
	50	16 COCHRAN OAKS LN	HARDY CHARLES E
	51	7 COCHRAN CREEK CT	KLEIN JOYCE C & BERT L
	52	9 COCHRAN CREEK CT	RAMSEY ELLIS & JAN H
	53	11 COCHRAN CREEK CT	TRACY TIMOTHY & ALICIA MILLER
	54	13 COCHRAN CREEK CT	COOK PATRICIA M & MONTY K
	55	15 COCHRAN CREEK CT	WALKER NONA B
	56	14 COCHRAN CREEK CT	MATTHEWS ANNA L &
	57	12 COCHRAN CREEK CT	MILLER PHILIP & MARIA FAMILY

04/20/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10	COCHRAN CREEK CT	JACKSON JOHN D &
59	8	COCHRAN CREEK CT	PENG FANGYU & QIAONA WANG
60	6	COCHRAN CREEK CT	BROSSEAU THOMAS E
61	4	COCHRAN CREEK CT	DAVIS JORDAN VANCE &
62	2	COCHRAN CREEK CT	LOCKETT CLARENCE D &
63	4222	COCHRAN CHAPEL RD	MALOUF MATTHEW E
64	4212	COCHRAN CHAPEL RD	POLACHEK JOHN
65	4252	COCHRAN CHAPEL RD	COOLEY CLAY E & LISA C
66	9100	LA STRADA CT	LA STRADA HOMEOWNERS ASSOC
67	4235	W NORTHWEST HWY	Taxpayer at
68	4201	W NORTHWEST HWY	PARSONS HOUSE PRESTON HOLLOW LP
69	9102	LA STRADA CT	KING JEFFREY B
70	9106	LA STRADA CT	COOK STEVEN JAY & JOY F
71	9110	LA STRADA CT	BARBOUR ROSEMARY E
72	9114	LA STRADA CT	MCLELLAND ALBERT &
73	9118	LA STRADA CT	SCHARTZ ELIZABETH A
74	9121	LA STRADA CT	YANAMADALA SUBBAYYA CHOWDARY
75	9117	LA STRADA CT	MCPHAUL DONALD M & ANN M
76	9113	LA STRADA CT	PROBASCO FAMILY LIVING
77	9109	LA STRADA CT	IBRAHIM HICHAM M &
78	9105	LA STRADA CT	QAISAR ADEEL
79	9101	LA STRADA CT	ABRAHIM ADIB &
80	4134	WILADA DR	ADAMS RICHARD C
81	9215	MIDWAY RD	CONSTANCE MIDWAY LTD
82	4343	W NORTHWEST HWY	HEB GROCERY COMPANY LP