

FILE NUMBER: Z-25-000216 **DATE FILED:** December 24, 2025

LOCATION: North corner of Biscayne Boulevard and Tiffany Way

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 19,303.78 sq. ft. **CENSUS TRACT:** 48113012900

OWNER/APPLICANT: Misty Ventura

REPRESENTATIVE: Taylor Weeks

REQUEST: An application for R-7.5(A) Single Family District on property zoned Planned Development District No. 817.

SUMMARY: The purpose of the request is to allow a single family use on Tract 1.

STAFF RECOMMENDATION: Approval.

CPC RECOMMENDATION: Approval.

Planned Development 817:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=817>

BACKGROUND INFORMATION:

- The site consists of two platted lots within Planned Development 817 and is developed with a single-family structure on Tract 2 and a swimming pool on Tract 1.
- Planned Development 817 was passed by City Council on February 10, 2010. It was established to consider both Tract 1 and Tract 2 as one lot to allow a swimming pool (private) on Tract 1.
- For Tract 1, development and use of the Property must comply with development plan (Exhibit 817A.)
- The applicant is requesting an R-7.5(A) District to allow a single family on Tract 1 in the future without the need of a development plan. The property was zoned an R-7.5(A) District prior to Planned Development 817.

Zoning History:

There has been no zoning case in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Biscayne Boulevard	Local street	--
Tiffany Way	Local street	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation and Public Works Department, reviewed the request and determined that it will not significantly impact the surrounding roadway system pending commensurate improvements. The project will be responsible to mitigate development impact as determined through the engineering review process.

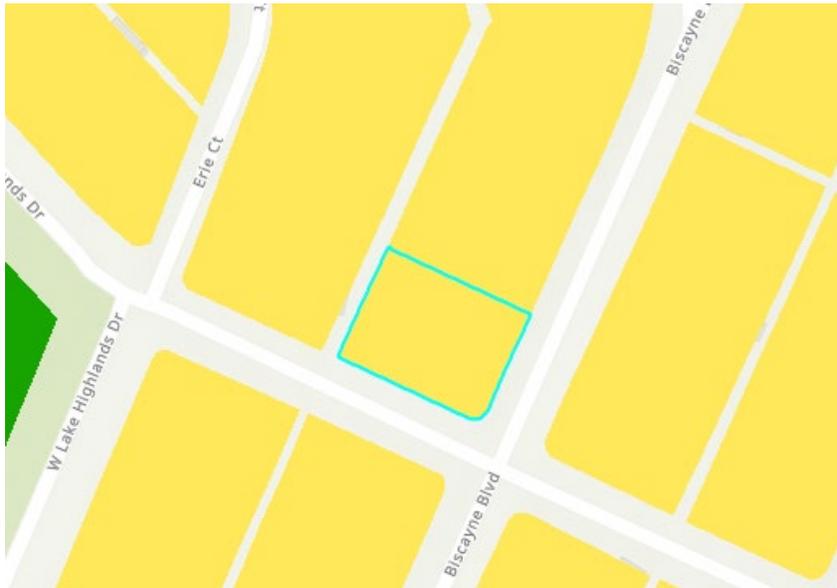
STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan (2.0) was adopted by the City Council in September 2024 and, outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

Placetypes:

Community Residential



This placetype allows for primary land uses like: Single Family Detached, Single Family Attached; in conjunction with supporting land uses like: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. These areas support a suburban lifestyle while allowing for strategic additions of duplexes and smaller multiplexes. They balance stability with modest growth, creating vibrant, family-friendly environments.

The applicant’s request is consistent with the characteristics of the Community Residential placetype.

Land Use:

	Zoning	Land Use
Site	Planned Development 817, Tracts 1 and 2	Single family and swimming pool
North	R-7.5(A) District	Single family
East	R-7.5(A) District	Single family
South	R-7.5(A) District	Single family
West	R-7.5(A) District	Single family

Land Use Compatibility:

The site consists of two platted lots within Planned Development 817 and is developed with a single-family structure on Tract 2 and a swimming pool on Tract 1. The immediate land use surrounding the area of request is single family in all directions.

The property was zoned an R-7.5(A) District before Planned Development 817 was passed by City Council on February 10, 2010. It was established to consider both Tract 1 and Tract 2 as one lot to allow a swimming pool (private) on Tract 1, which was constructed after PD 817 was approved. For Tract 1, development and use of the Property must comply with development plan (Exhibit 817A.)

The applicant is requesting an R-7.5(A) District to allow a single family on Tract 1 in the future without the need of a development plan. The proposed zoning change is consistent with the development and zoning patterns found in the area. Staff is in support of the applicant’s request, since the request proposes to develop the property in a manner that is consistent with surrounding uses and supported by the comprehensive plan update Community Residential Type.

Development Standards

Following is a comparison of the development standards of the current Planned Development 817 and the proposed R-7.5(A) District.

District	Setback		Density & FAR	Height	Lot Cvrg.
	Front	Side/Rear			
Existing: PD 817	25 ft.	4 ft.		30 ft.	45% Res. 25% Nonres.
Proposed: R-7.5(A)	25 ft.	5 ft. SF Other: 10 ft. Side 15 ft. Rear		30 ft.	45% Res. 25% Nonres.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. Based on the May 14, 2025, Code Amendment, the off-street parking requirement for single family is one space per dwelling unit in single family, duplex, townhouse, and RTN districts, except as provided in Section 51A-4.301(a)(2)(B).

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 currently within an “B” MVA area.

CPC Action
February 19, 2026

Motion: It was moved to recommend **approval** of an R-7.5(A) Single Family District on property zoned Planned Development 817, on the north corner of Biscayne Boulevard and Tiffany Way.

Maker: Carpenter
Second: Herbert
Result: Carried: 13 to 0

For: 13 - Sims, *Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Housewright, Kocks, Coffman, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Forsyth, Koonce
Vacancy: 0

**Out of room, shown voting in favor

Notices: Area: 200 Mailed: 26
Replies: For: 0 Against: 0

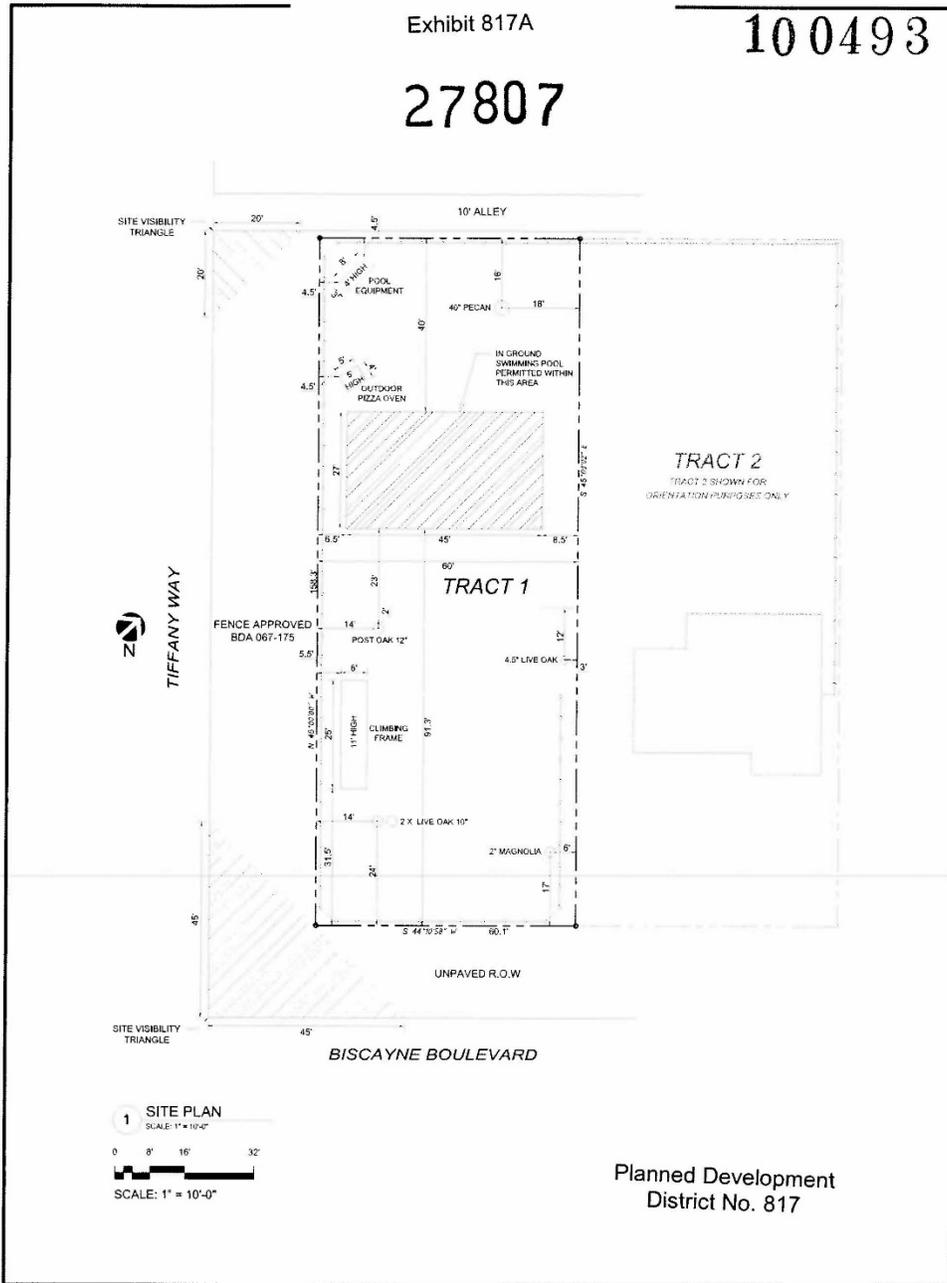
Speakers: None

EXISTING DEVELOPMENT PLAN

Exhibit 817A

10 0493

27807



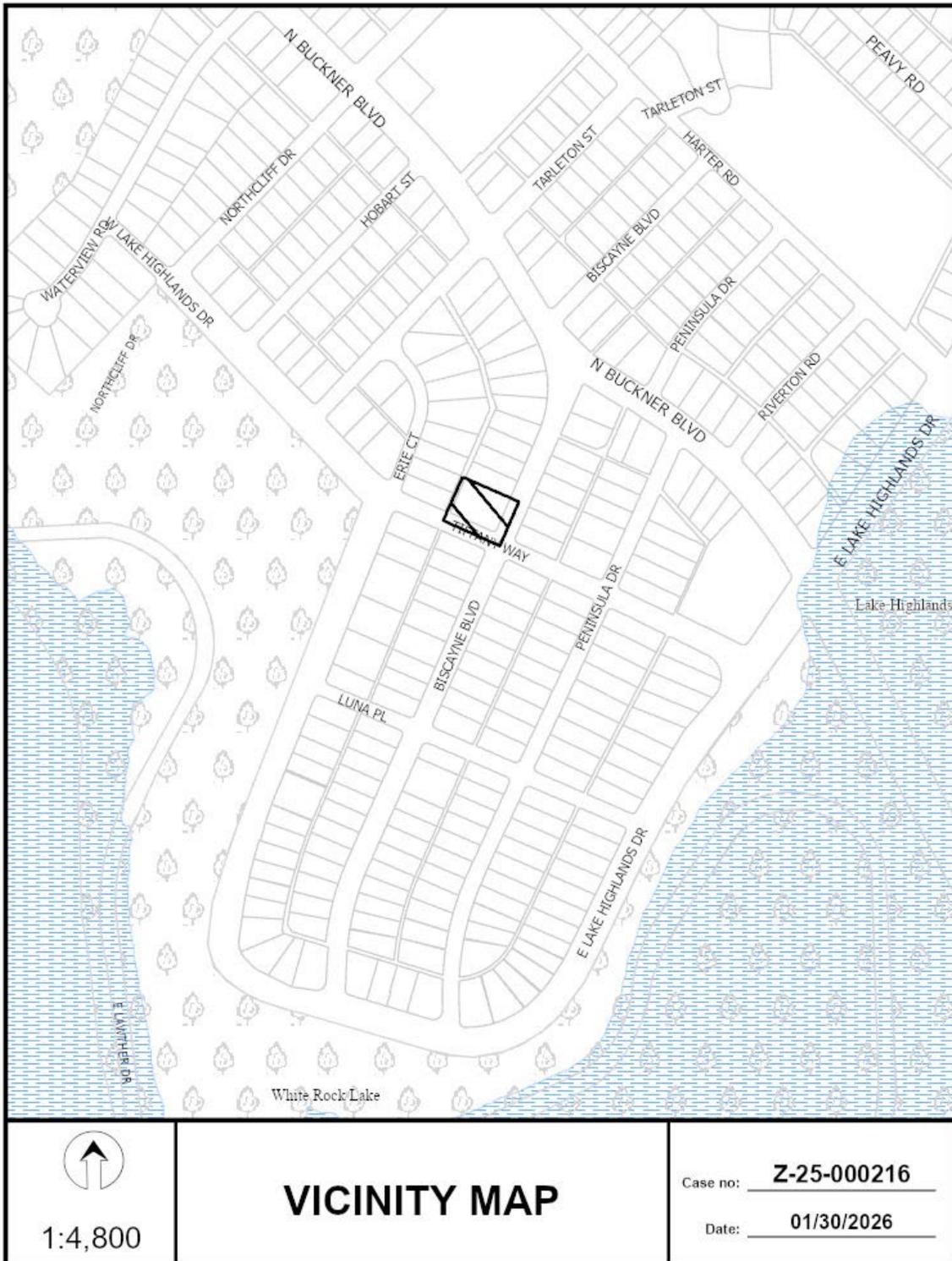
1 SITE PLAN
 SCALE: 1" = 10'-0"
 0 8' 16' 32'
 SCALE: 1" = 10'-0"

Planned Development
 District No. 817



TRACT 1 DEVELOPMENT PLAN

Baldwin Associates <small>BALDWIN ASSOCIATES 451 Esplanade Avenue Dallas, Texas 75226 MOBILE: 214-729-7349 TEXAS: 214-522-7414 info@baldwinassociates.com</small>	DATE: 02/03/10
	CASE NUMBER: Z090-121 (RB)



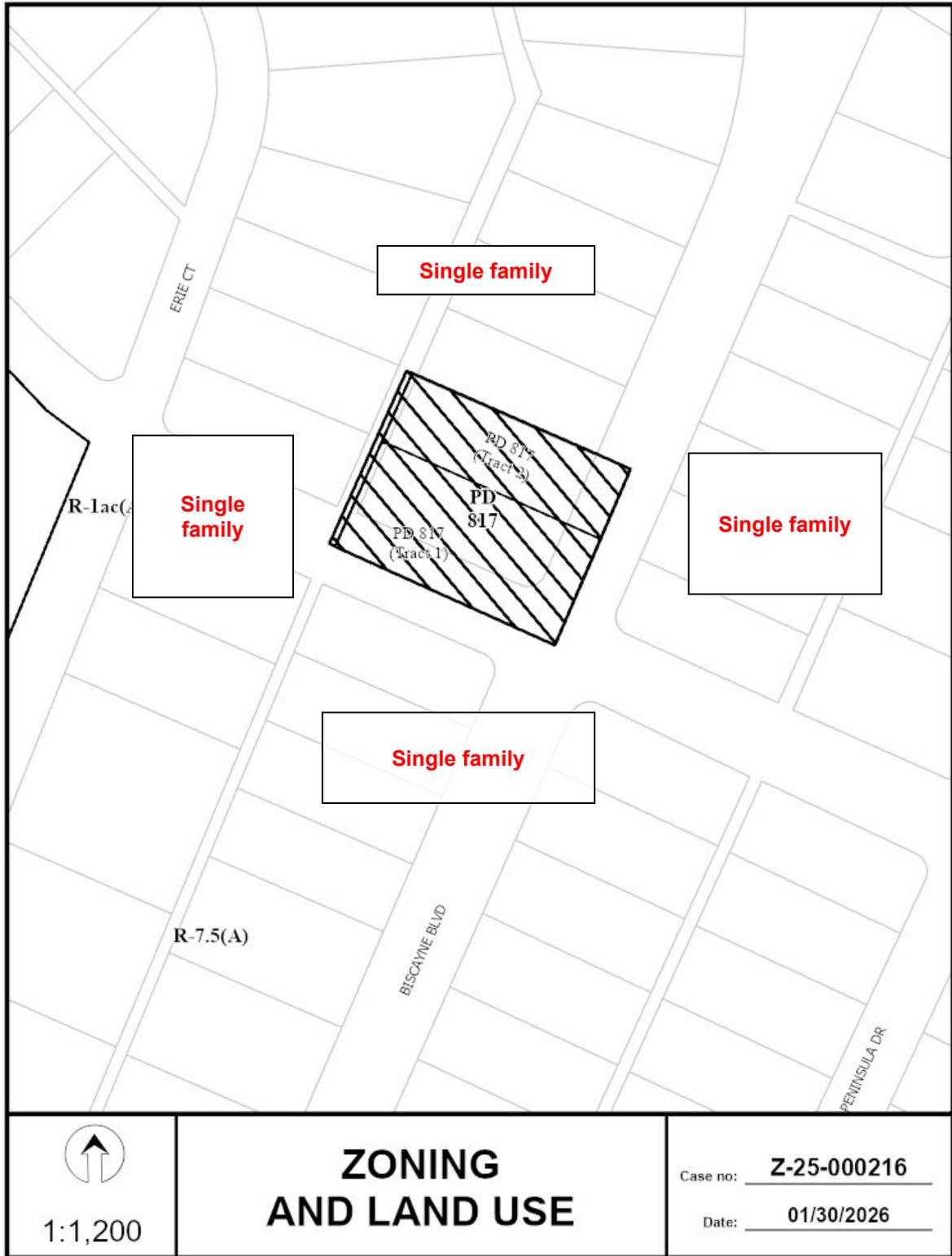


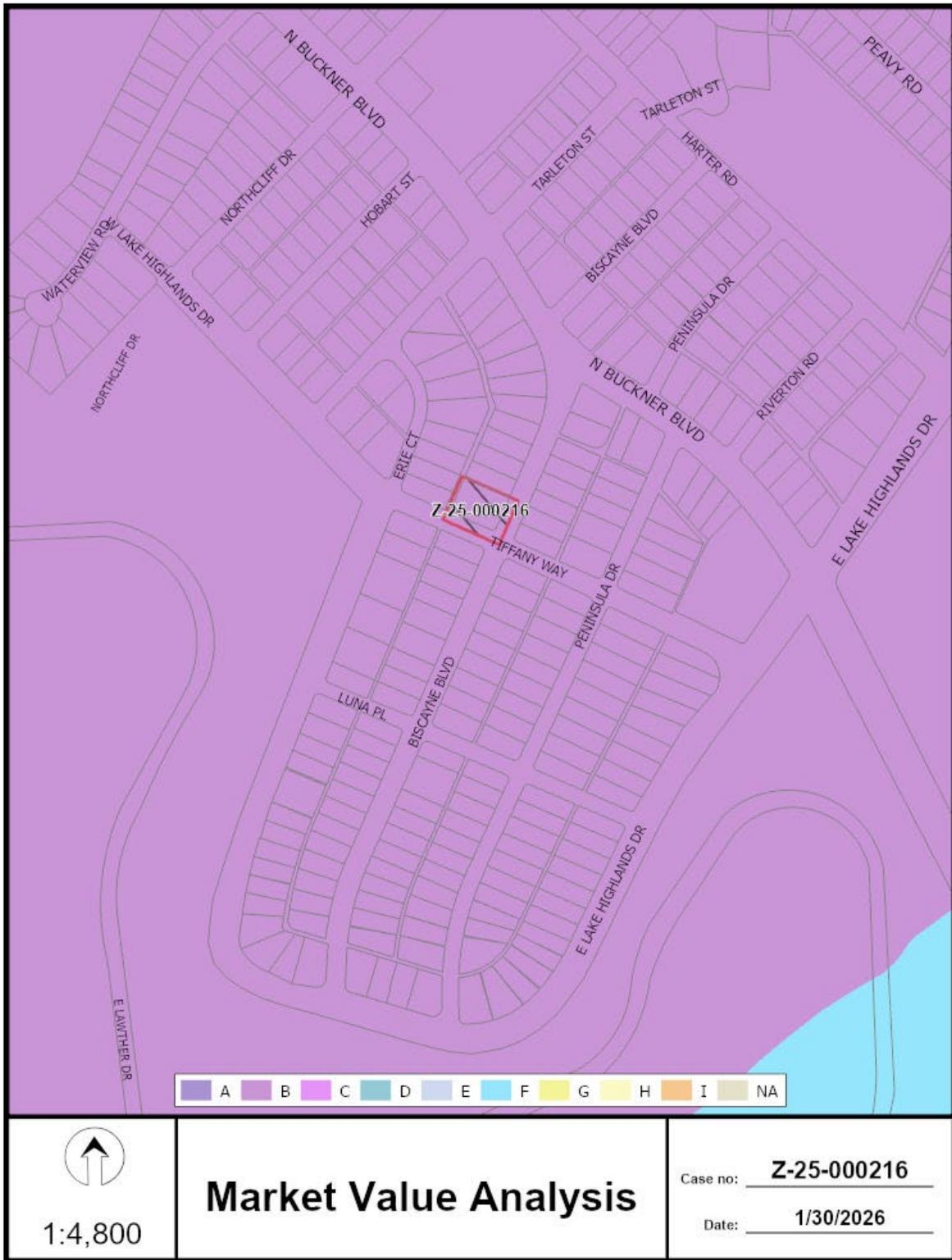
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AERIAL MAP

Case no: Z-25-000216

Date: 01/30/2026







<u>26</u>	Property Owners Notified (27 parcels)
<u>2</u>	Replies in Favor (2 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>2/19/2026</u>	Date

Z-25-000216
CPC



1:1,200

02/18/2026

Reply List of Property Owners**Z-25-000216****26 Property Owners Notified 2 Property Owners in Favor 0 Property Owners Opposed**

Reply	Label #	Address	Owner
	1	9407 BISCAYNE BLVD	VENTURA MISTY &
	2	9346 W LAKE HIGHLANDS DR	TOE AHMED &
	3	9338 W LAKE HIGHLANDS DR	TOE FELICIA TILLMAN &
	4	9326 W LAKE HIGHLANDS DR	WINSON BRUCE & KATHERINE REV TRUST
	5	9337 BISCAYNE BLVD	PURITY HOMES INC
	6	9343 BISCAYNE BLVD	MEDINA FERNANDO &
	7	9347 BISCAYNE BLVD	ELLIS LEIGH A
	8	9346 BISCAYNE BLVD	YODER SANDRA M
	9	9340 BISCAYNE BLVD	KROPILAK GERMAINE A
	10	9334 BISCAYNE BLVD	MCCOLL MORAG LIFE ESTATE
	11	9428 BISCAYNE BLVD	SCHWARTZ MELINDA Y
	12	9422 BISCAYNE BLVD	PATRICK CRAIG M
	13	9412 BISCAYNE BLVD	EHLERS LINDA L
	14	9406 BISCAYNE BLVD	VENTURA MISTY
O	15	9402 BISCAYNE BLVD	DAVIS CAROLYN NELSON
	16	9405 PENINSULA DR	GOLDMAN MARC S
	17	9415 PENINSULA DR	ABOUJAOUDE DANI RIAD &
	18	9422 ERIE CT	BORGES LEONARDO
	19	9418 ERIE CT	MCCALL RAMONA OLGA J
	20	9414 ERIE CT	BEAVER DAM CONVERSION TRUST THE
	21	9410 ERIE CT	VAN KEUREN PHILIP OGDEN
	22	808 TIFFANY WAY	HOLY DAVID & LORI
	23	9411 BISCAYNE BLVD	PARNELL REBECCA A
	24	9419 BISCAYNE BLVD	GOLDMAN MARC
	25	9423 BISCAYNE BLVD	HOLY BARBARA
O	26	9427 BISCAYNE BLVD	STEPHENS THERESE