

FILE NUMBER: Z212-124(RM) **DATE FILED:** October 29, 2021

LOCATION: Northwest corner of East Camp Wisdom Road and University Hills Boulevard

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 91.42 acres **CENSUS TRACT:** 112.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker

APPLICANT: Russell Glen

OWNER: Savannah Property Co, LLC

REQUEST: An application for an amendment to Planned Development District No. 49.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, setbacks, lot width and depth, lot coverage, density, height, residential proximity slope, signs, and parking to allow retail, lodging, and residential uses.

CPC RECOMMENDATION: Approval, subject to a revised conceptual plan, a street section, and revised conditions.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, a street section, and revised conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned Planned Development District No. 49. The property is undeveloped, with the exception of Tract IV of PD No. 49, which is developed with a mortuary or funeral home.
- PD No. 49 is subject to the regulations of Chapter 51 and is divided into four tracts that generally follow the development standards of specific zoning districts from Chapter 51. Tract I is subject to the development standards of the SC Shopping Center District, Tract II to the O-1 Office District, and Tract III to the MF-2 Multiple-Family District. Tract IV allows a mortuary or funeral home.
- With this request, the applicant proposes to develop Tracts I, II, and III with retail, lodging, and residential uses.
- To accomplish this, the applicant proposes to amend the existing conceptual plan so that Tract II follows the development standards of the SC District. They also propose to remove Millet Drive from the existing conceptual plan and add a street section for Tract III to the PD that will provide enhanced standards for internal public streets within Tract III.
- Additionally, the applicant proposes modified development standards primarily related to permitted uses, setbacks, lot width and depth, lot coverage, density, height, residential proximity slope, signs, and parking.
- Per Sec. 51P-49.104, a development plan for Tracts I, II, and III must be approved by the city plan commission prior to the issuance of any building permit for development in that respective tract. Furthermore, a landscape plan for Tracts I, II, and III must be submitted for city plan commission approval at the time of submission of a development plan for the respective tract. The applicant will be required to submit a development plan and a landscape plan for Tracts I, II, and III independently of this zoning change request.
- Since the July 21 meeting, the applicant has updated their proposed conditions for yard, lot, and space regulations and electric vehicle parking and added pawn shop as a prohibited use on Tracts I and II. They have also provided a section of design standards that apply to the property in general as well as to multifamily uses and single family and duplex uses.

Zoning History:

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

1. **Z201-326:** On May 25, 2022, City Council approved 1) an NS(A) Neighborhood Service District; and 2) Specific Use Permit No. 2455 for a private recreation center, club, or area for a four-year period on property zoned an R-7.5(A) Single Family District on the south line of East Camp Wisdom Road, west of University Hills Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
East Camp Wisdom Road	Principal Arterial	107 feet
University Hills Boulevard	Minor Arterial	107 feet

Traffic:

The Transportation Development Services Division of the Transportation Department reviewed a traffic impact analysis for the proposal dated October 12, 2021. Findings and recommendations indicate that the proposed development can be successfully incorporated into the surrounding local roadway network upon completion of commensurate infrastructure improvements, including construction of left turn auxiliary lanes and traffic signals. Engineering will continue review of proposed plans at permitting to include improvements necessary to mitigate development impact on the surrounding network. Final plans will identify final location of driveways based on topography and in coordination with median openings and other development in the area.

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 land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

LAND USE ELEMENT**GOAL 2.1** PROMOTE BALANCED GROWTH

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

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

Policy 2.2.3 Attract desired development to the UNT campus area.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

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

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

Area Plan:

The UNT – Dallas Area Plan

Adopted in December 2009, the UNT – Dallas Area Plan establishes a future development vision and strategies for implementation. The University of Texas at Dallas campus area was one of the top priority areas identified in the *forwardDallas!* comprehensive plan for further study. The UNT-Dallas campus is the first state university to be established completely within Dallas city limits. The vision for the area is to create a vibrant university town with a balance of jobs, housing, and recreation that serves Southeast Oak Cliff and the region and preserves residential neighborhoods.

The area plan identifies the property as urban neighborhood, which is intended to offer a variety of housing options within easy access to work, shopping, and recreation opportunities. The property is also directly north of the Houston School Road strategic opportunity area, which is intended to establish a university gateway corridor to serve as the primary business address in the area. The request complies with the goals and policies of the UNT – Dallas Area Plan.

Land Use:

	Zoning	Land Use
Site	PD No. 49	Undeveloped, mortuary or funeral home
North	R-7.5(A), SUP Nos. 657 and 187	Cemetery or mausoleum
East	R-7.5(A)	Single family
South	NS(A), R-7.5(A), SUP 885	Private recreation center, club, or area; single family; child-care facility
West	R-7.5(A), SUP No. 187	Undeveloped

Land Use Compatibility:

The area of request is predominantly surrounded by single family and undeveloped property. There is a cemetery or mausoleum immediately north of the request area. To the south across East Camp Wisdom Road are a private recreation center, club, or area and a child-care facility. Staff finds the applicant's proposed land use to be compatible with surrounding uses in the area.

With this request, the applicant proposes 1) a textual amendment to the existing conditions of PD No. 49, 2) an update to the existing conceptual plan (Exhibit 49A) to reflect the proposed textual amendment, and 3) the addition of a street section as Exhibit 49D that will provide enhanced standards for internal public streets within Tract III. The existing development plan and landscape plan for Tract IV will remain as Exhibits 49B and C, respectively.

The applicant's intent with these changes is to develop Tracts I, II, and III with retail, lodging, and residential uses. Non-residential uses will be developed on Tracts I and II, both of which would now be subject to the development standards of the SC District. The applicant proposes modified development standards to this base district, which are outlined in the comparison table below. In addition to the standard uses permitted in the SC base district, the applicant proposes to also permit computer service center and design or decorative center, and to prohibit paraphernalia shop. The applicant also proposes that residential uses are prohibited on Tracts I and II unless located on upper stories of a mixed-use development.

On Tract III, the applicant has indicated an intent to develop a mix of residential uses including single family, townhouse, multifamily, and retirement housing. They propose to retain the existing MF-2 District standards while increasing the maximum height from 36 feet to 54 feet and the maximum lot coverage from 60 percent to 70 percent. The applicant has also added a condition restricting any structure within 50 feet of University Hills Boulevard to three

stories. The comparison table below outlines the existing and proposed standards for Tract III.

Staff supports the request because it will allow for development with a mix of residential and non-residential uses on property that has not seen development since the initial adoption of PD No. 49 in 1971 and its later amendment in 1996. The proposed amendments, especially to the existing conditions and conceptual plan, will allow the applicant flexibility in their development of the site while specifying standards for setbacks, height, lot coverage, density, etc. The applicant will still be required to submit a development plan for Tracts I, II, and III independently of this zoning change request. The request is also supported by the comprehensive plan, Neighborhood Plus plan, and UNT – Dallas Area Plan.

Development Standards

Following is a comparison table showing differences in development standards between the existing Tracts I and II and the proposed standards for Tracts I and II.

Standard	Existing: Tr I (SC)	Existing: Tr II (O-1)	Proposed: Tr I, II (SC)
Front setback ^{1,2}	30'	25'	10' w/ front porch encroachment
Side setback ^{1,2}	Single family: 0' Duplex: 5' Multifamily 36' or less: 10' Multifamily over 36': 10' Other: 0'	Single family: 0' Duplex: 5' Multifamily 36' or less: 10' Other: 10'	No minimum
Rear setback ^{1,2}	Single family: 0' Duplex: 10' Multifamily 36' or less: 15' Multifamily over 36': 25' Other: 0'	Single family: 0' Duplex: 10' Multifamily 36' or less: 15' Other: 10'	Single family: 0' Duplex: 10' Multifamily 36' or less: 10' Multifamily over 36': 10'
Density	Max 15 du/ac ¹ , except the apartment development is restricted to a maximum of 14 du/ac Single family: Min lot 1,000 sf Duplex: Min lot 3,000 sf 100 sf – E 125 sf – 1BR 150 sf – 2BR +25 sf for each add BR	The apartment development is restricted to a maximum of 14 du/ac Single family: Min lot 1,000 sf Duplex: Min lot 3,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf for each add BR	Within Tracts I, II, and III, the maximum number of dwelling units is 950 Max 15 du/ac ³ Single family: Min lot 1,000 sf Duplex: Min lot 3,000 sf 100 sf – E 125 sf – 1BR 150 sf – 2BR +25 sf for each add BR
Floor area ratio	1:1 FAR	None	1:1 FAR

Standard	Existing: Tr I (SC)	Existing: Tr II (O-1)	Proposed: Tr I, II (SC)
Height	240', except no building or structure may exceed maximum height of 2 stories	24', except no building or structure may exceed maximum height of 2 stories	75'
Lot width	Single family: 18' Duplex: 50' Multifamily 36' or less: 60' Multifamily over 36': 100'	Single family: 18' Duplex: 50' Multifamily 36' or less: 60'	None
Lot depth	Residential: 100'	Residential: 100'	None
Lot coverage	Residential: 60% Non-residential: 40%	Residential: 60% Non-residential: 40%	70%
Primary uses	Retail and personal service, office, single family, duplex, multifamily	Office, limited retail and personal service	Retail and personal service, office, single family, duplex, multifamily – plus computer service center and design or decorative center

¹ Buildings exceeding 36 feet in height perpendicularly contiguous to or perpendicularly across an adjoining street/alley from a single family, duplex, townhouse, or clustered housing district must provide additional setback equal to twice the height of that portion of the building the exceeds 36 feet. Additional setback is only required for that portion of a building that exceeds 36 feet in height.

² In nonresidential district, buildings exceeding 36 feet in height perpendicularly contiguous to or perpendicularly across an adjoining street/alley from a multifamily district must provide additional setback equal to one-half the height of that portion of the building that exceeds 36 feet, up to maximum total setback of 50 feet. Additional setback is only required for that portion of a building that exceeds 36 feet in height.

³ In an SC district, no more than 15 dwelling units for each acre are allowed.

Following is a comparison table showing differences in development standards between the existing Tract III and the proposed standards for Tract III.

Standard	Existing: Tr III (MF-2)	Proposed: Tr III (MF-2)
Front setback	15'	10' w/ front porches allowed as encroachments
Side setback	Single family: 0' Duplex: 5' Multifamily 36' or less: 10' Other: 10'	Single family: 0' Other: No minimum
Rear setback	Single family: 0' Duplex: 10' Multifamily 36' or less: 15' Other: 15'	Single family: 0' Duplex: 10' Multifamily 36' or less: 10' Multifamily over 36': 10' Other: 10'

Standard	Existing: Tr III (MF-2)	Proposed: Tr III (MF-2)
Density	The apartment development is restricted to a maximum of 14 du/ac Single family: Min lot 1,000 sf Duplex: Min lot 3,000 sf 800 sf – E 1,000 sf – 1BR 1,200 sf – 2BR +150 sf for each add BR	Within Tracts I, II, and III, the maximum number of dwelling units is 950
Floor area ratio	None	
Height	36', except no building or structure may exceed maximum height of 2 stories	54' Any structure within 50' of University Hills Boulevard is limited to 3 stories
Lot width	Single family: 18' Duplex: 50' Multifamily 36' or less: 50'	Single family: 16' Other: No min
Lot depth	Residential: None	
Lot coverage	Residential: 60% Non-residential: 50%	70%
Primary uses	Multifamily, duplex, single family	Multifamily, duplex, single family

Landscaping:

PD No. 49 references Chapter 51, which calls forward to Article X of Chapter 51A. Therefore, landscaping will be provided in accordance with the landscaping requirements in Article X of Chapter 51A, as amended. The applicant does not propose any changes to the existing landscaping requirements of PD No. 49.

Per Sec. 51P-49.104, a development plan for Tracts I, II, and III must be approved by the city plan commission prior to the issuance of any building permit for development in that respective tract. Furthermore, a landscape plan for Tracts I, II, and III must be submitted for city plan commission approval at the time of submission of a development plan for the respective tract. The applicant will be required to submit a development plan and a landscape plan for Tracts I, II, and III independently of this zoning change request.

Parking:

PD No. 49 references Chapter 51, whose parking requirements are listed throughout Division 51-4.200 Use Regulations. The applicant proposes to meet these standard parking requirements.

Additionally, the applicant proposes to add a section to the PD for electric vehicle parking. This section would require that a minimum of five percent of required parking spaces must be reserved for the sole use of electric vehicles only.

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. To the east is a “G” MVA cluster, and to the northeast is an “H” MVA cluster. South and southeast of the request area is an “F” MVA cluster.

List of Officers

Savannah Property Company, LLC

Pettis B Norman, Director

Russell Glen

Terrence Maiden, Manager

CPC Action
August 18, 2022

Motion: It was moved to recommend **approval** of an amendment to Planned Development District No. 49, subject to a revised conceptual plan, a street section and revised conditions with the following change: 1) Add a provision that reads "Section 51-4.407(a)(7) applies" at the end of Section 51P-49.106(a)(1)(A); 2) Add a provision that reads "Section 51-4.402(a)(3) applies" at the end of Section 51P-49.106(a)(1)(B); 3) Add Section 51P-49.106(a)(1)(C)(iii) to read: Section 51-4.403(a)(7) applies; 4) Add Section 51P-49.106(a)(2)(C) to read: Lot size. For single family detached homes not facing public open space or a mews, a minimum lot size of 4,500 square feet is required; 5) Remove Section 51P-49.119(a)(1)(C) completely so that above and below ground areas cannot be counted in the open space requirement; 6) Add Section 51P-49.119(a)(7) to read: Queueing. No queuing or stacking is permitted on Camp Wisdom Road or University Hills Boulevard from a drive-in restaurant; and 7) Replace Section 51P-49.119(c)(3) to read: Fencing. A minimum six foot fence shall be required along the rear and side lot lines of each single family dwelling unit that provides a side yard at the northwest corner of East Camp Wisdom Road and University Hills Boulevard.

Maker: Blair
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid, Carpenter,
Blair, Jung, Housewright, Haqq, Stanard, Rubin

Against: 0
Absent: 2 - Vann, Kingston
Vacancy: 2 - District 3, District 11

Notices: Area: 500 Mailed: 93
Replies: For: 2 Against: 5

Speakers: For: Terrence Maiden, 1722 Routh St., Dallas, 75201
Suzan Kedron, 2323 Ross Ave., Dallas, TX, 75201
For (Did not speak): Luke Franz, 2323 Ross Ave., Dallas, 75201
Against: None

CPC Action
August 4, 2022

Motion: In considering an application for the amendment to Planned Development District No. 49, at the northwest corner of East Camp Wisdom Road and University Hills Boulevard, it was moved to **hold** this case under advisement until August 18, 2022.

Maker: Blair
Second: Rubin

Result: Carried: 11 to 0

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

Against: 0

Absent: 1 - Anderson

Vacancy: 3 - District 3, District 7, District 11

Notices: Area: 500 Mailed: 93

Replies: For: 2 Against: 4

Speakers: For: Luke Franz, 2323 Ross Ave., Dallas, 75201

For (Did not speak): Neel Shetti, 1722 Routh St., Dallas, 75201

Jerry Jackson, 1722 Routh St., Dallas, 75201

Terrence Maiden, 1722 Routh St., Dallas, 75201

Suzan Kedron, 2323 Ross Ave., Dallas, 75201

Against: None

CPC Action July 21, 2022

Motion: In considering an application for the amendment to Planned Development District No. 49, at the northwest corner of East Camp Wisdom Road and University Hills Boulevard, it was moved to **hold** this case under advisement until August 4, 2022.

Maker: Blair

Second: Rubin

Result: Carried: 13 to 0

For: 13 - Popken*, Hampton, Anderson, Shidid, Carpenter,
Vann*, Blair, Jung, Housewright, Haqq*, Stanard,
Kingston, Rubin

Against: 0

Absent: 1 - Gibson

Vacancy: 1 - District 3

*out of the room, shown voting in favor

Notices: Area: 500 Mailed: 93

Replies: For: 1 Against: 3

Speakers: For: Suzan Kedron, 2323 Ross Avenue, Dallas, TX, 75201

Against: None

CPC RECOMMENDED CONDITIONS

ARTICLE 49.

PD 49.

SEC. 51P-49.101. LEGISLATIVE HISTORY.

PD 49 was established by Ordinance No. 13406, passed by the Dallas City Council on October 18, 1971. Ordinance No. 13406 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas, as amended. Ordinance No. 13406 was amended by Ordinance No. 22663, passed by the Dallas City Council on January 24, 1996. (Ord. Nos. 10962; 13406; 22663; 25423)

SEC. 51P-49.102. PROPERTY LOCATION AND SIZE.

PD 49 is established on property generally located on the west side of Houston School Road, north of Camp Wisdom Road. The size of PD 49 is approximately 97.189 acres. (Ord. Nos. 13406; 25423)

SEC. 51P-49.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25423)

SEC. 51P-49.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 49A: conceptual plan.

(2) Exhibit 49B: Tract IV development plan.

(3) Exhibit 49C: Tract IV landscape plan.

(4) Exhibit 49D: street section.

SEC. 51P-49.104. CONCEPTUAL, DEVELOPMENT, AND LANDSCAPE PLAN.

(a) Conceptual plan and development plan for Tract IV. Development and use of the Property must comply with the conceptual plan (Exhibit 49A). In addition, development and use of Tract IV must comply with the development plan for Tract IV (Exhibit 49B). In the event of a conflict between the provisions of this article and the conceptual or development plan, the provisions of this article control.

(b) Development plans for Tracts I, II, and III. A development plan for Tracts I, II, and III must be approved by the city plan commission prior to the issuance of any building permit for development

in that respective tract. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article.

(c) Landscape plans. Landscaping on Tract IV must comply with the landscape plan (Exhibit 49C). A landscape plan for Tracts I, II, and III must be submitted for city plan commission approval at the time of submission of a development plan for the respective tract. Landscaping for Tracts I, II, and III must be in compliance with the approved landscape plans. (Ord. Nos. 22663; 25423)

SEC. 51P-49.105. SUBDIVISION PLAT.

Before the issuance of any building permit for all or part of this PD, a subdivision plat for that part must be approved by the city plan commission and filed in the plat records of Dallas County, Texas. (Ord. Nos. 13406; 25423)

SEC. 51P-49.106. GENERAL REGULATIONS. 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 in Division 51-4.400. If there is a conflict between this section and Division 51-4.400, this section controls.)

(a) Tracts I, II, and III. Except as provided in this subsection, for Tracts I, II, and III, the regulations with regard to maximum lot coverage, side yards, rear yards, front yards, floor area ratio, open storage and screening, and building site plan, are the same as set forth in Chapter 51 for a Multiple-Family-2 District for apartment development, for an Office 1 District for office development and for a Shopping Center District for shopping center development as shown on the Conceptual Plan (Exhibit 49A).

(1) Tract I and II.

(A) Front yard. Minimum front yard is 10 feet. Front porches are permitted within the front yard setback. Section 51-4.407(a)(7) applies.

(B) Side yard. No minimum. Section 51-4.402(a)(3) applies.

(C) Rear yard.

(i) In general. Except as provided in this subsection, minimum rear yard is 10 feet.

(ii) Minimum rear yard for single family. No minimum.

(iii) Section 51-4.403(a)(7) applies.

(D) Minimum lot width for residential use. No minimum.

(E) Minimum lot depth for residential use. No minimum.

(F) Maximum lot coverage. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Height. Maximum height is 75 feet.

(2) Tract III.

(A) Rear yard.

(i) In general. Except as provided in this subsection, minimum rear yard is 10 feet.

(ii) Minimum rear yard for single family. No minimum.

(iii) Sec. 51-4.403(a)(3) does not apply.

(B) Minimum lot width. Except as provided in this subsection, no minimum. Minimum lot width for single family is 16 feet. On any lot less than 22 feet in width, only one off-street parking space is required.

(C) Lot size. For single family detached homes not facing public open space or a mews, a minimum lot size of 4,500 square feet is required.

(D) Building separation.

(i) For single family uses, the minimum structure spacing in 51A-4.116(b)(8)(A) does not apply.

(ii) For multiple-family uses, the minimum building separation in 51-4.201(b)(3)(E)(ii) or in 51A-4.209(b)(5)(E)(ii) does not apply.

(E) Height.

(i) Maximum height is 54 feet. Ordinary projections listed in 51A-4.408 may exceed the maximum height by 12 feet.

(ii) Any structure within 50 feet of University Hills Boulevard is limited to three stories.

(F) Front yard. Minimum front yard is 10 feet. Front porches are permitted within the setback. Sec. 51-4.401(a)(7) does not apply.

(G) Side yard.

(i) In general. Except as provided in this section, minimum side yard is 10 feet.

(ii) No minimum side yard for single family.

(iii) Sec. 51-4.402(a)(3) does not apply.

(H) Maximum lot coverage. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(b) Tract IV. Development of Tract IV must be in accordance with the development plan for Tract IV. (Ord. Nos. 22663; 25423)

SEC. 51P-49.107. TRACT IV HEIGHT.

Tract IV. In Tract IV, no building or structure may exceed a maximum height of two stories, and all buildings are limited to the maximum height indicated on the conceptual and development plans. (Ord. Nos. 22663; 25423)

SEC. 51P-49.108. PAVING.

All driveways, entrances, and parking areas must have a minimum surfacing of six inches of compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all of these improvements, including curb and drainage structures that may be necessary. (Ord. Nos. 13406; 25423)

SEC. 51P-49.109. FIRE LANES.

Fire lanes must be provided in accordance with the requirements of the Dallas Fire Department. (Ord. Nos. 13406; 25423)

SEC. 51P-49.110. LIGHTING.

Light poles or standards located in parking areas may not exceed thirty feet in height and must be covered to deflect light downward. (Ord. Nos. 13406; 25423)

SEC. 51P-49.111. DRAINAGE AND UTILITY REQUIREMENTS.

Drainage and utility requirements must comply with requirements of the Dallas Department of Water Utilities. (Ord. Nos. 13406; 25423)

SEC. 51P-49.112. EASEMENTS.

Easements for water and sanitary sewer mains must comply with the requirements of the department of public works and transportation. (Ord. Nos. 13406; 25423)

SEC. 51P-49.113. DENSITY.

~~The apartment development is restricted to a maximum of 14 living units per acre. (Ord. Nos.~~

13406; 25423)-Within Tracts I, II, and III, the maximum number of dwelling units is 950.

SEC. 51P-49.114. STREET PAVING AND DEDICATION.

(a) Except as provided in this section, street paving and dedication must comply with the requirements of the city.

(b) In Tract III, internal public streets may be dedicated and constructed in accordance with the street section (Exhibit 49D). (Ord. Nos. 13406; 25423; 26102)

SEC. 51P-49.115. APPROVAL BY ALL DEPARTMENTS.

Approval of this PD is subject to requirements of all departments of the city. (Ord. Nos. 13406; 25423; 26102)

SEC. 51P-49.116. SIGNS.

(a) Tract IV. In Tract IV, no signs of a flashing, revolving (rotating), or intermittently lighted type are permitted in this PD. All signs must be wall or ground signs only. Ground signs must be for community information or directions only. Wall signs must be for building identification only. Lighting of any sign must be from a concealed source. All signs must comply with all other requirements of Section 23 of the zoning ordinance.

(b) Tracts I and II. Signs must comply with the provisions for business zoning districts in Article VII.

(c) Tract III. Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 13406; 25423)

SEC. 51P-49.117. USES.

(a) Tract I and II. Except as provided, the only main uses permitted are those main uses permitted in the SC Shopping Center District, subject to the same conditions applicable in the SC Shopping Center District, as set out in Chapter 51. For example, a use permitted in the SC Shopping Center 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 SC Shopping Center District is subject to DIR in this district; etc.

(1) Residential uses are prohibited unless located on upper stories of a mixed-use development.

(2) The following additional main uses are permitted by right:

- Computer service center.
- Design or decorative center.

(3) The following use is prohibited:

- Paraphernalia shop.
- Pawn shop.

(b) Tract III. Except as provided, the only main uses permitted are those main uses permitted in the MF-2 Multiple-family District, subject to the same conditions applicable in the MF-2 Multiple-family District, as set out in Chapter 51. For example, a use permitted in the MF-2 Multiple-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 MF-2 Multiple-family District is subject to DIR in this district; etc.

(c) Tract IV. The following uses are permitted within this PD as designated on the conceptual plan: Apartments developed in conformance to Multiple Family 2 standards; community center; offices developed in conformance with Office 1 standards; shopping center developed in conformance with Shopping Center standards; and a mortuary or funeral home as shown on the development plan for Tract IV. (Ord. Nos. 22663; 25423)

SEC. 51P-49.118. ELECTRIC VEHICLE PARKING.

(a) Electric Vehicle (EV) Parking Spaces Required.

(1) Number of EV spaces required. For Tracts I, II, and multifamily uses in Tract III, a minimum of five percent of required off-street parking spaces must be reserved for the sole use of electric vehicles only.

(2) Design of EV spaces.

(A) All EV parking spaces must have pavement markings indicating the space as EV parking.

(B) All EV parking spaces must have the same dimensions as standard parking spaces.

(C) EV parking spaces do not require the installation of an "Electric Vehicle (EV) Charger." For the purposes of this section, an "Electric Vehicle (EV) Charger" means an electrical appliance designed specifically to charge batteries within one or more electric vehicles. Chargers are also called electric vehicle supply equipment (EVSE). Charger styles may include pedestal and wall or pole-mounted.

(D) EV parking spaces may charge a fee for providing electric vehicle charging. This fee is not considered charging a fee for parking.

SEC. 51P-49.119 DESIGN STANDARDS.

(a) In general.

(1) Open Space. Except for Tract IV, a minimum of 10% of open space in each tract must be provided for active or passive recreation, playground activity, plaza, groundwater recharge, or landscaping.

(A) The only structures permitted in the open space are: playground equipment; structures that are not fully enclosed such as colonnades, pergolas, and gazebos; pedestrian amenities such as fountains, benches, paths, or shade structures; and ordinary projections of windowsills, bay windows, belt courses, cornices, eaves, and other architectural features. Otherwise, open space must be open to the sky.

(B) Open space may contain primarily grass, vegetation, or open water or be primarily used as a groundwater recharge area.

(C) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

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

(E) 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.

(2) Screening of off-street loading spaces and service areas. Except in Tract IV or for single family or duplex uses, off-street loading and service areas visible from the street must be screened. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3). Garbage storage areas must be screened in accordance with Section 51A-4.602(b)(6), except that screening around service areas for trash collection must be screened by a masonry wall with a solid gate.

(3) Parking structures. Except in Tract IV or for single family or duplex uses, that portion of the ground-level floor facing the street of any multi-floor parking facility must have an active use other than parking, with a minimum depth of 25 feet, or must have an exterior façade that is similar in materials, architecture, and appearance to the façade of the main structure. Exterior parking structure façade openings must provide solid screening a minimum of 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights.

(4) Facades. Except in Tract IV or for single family or duplex uses, the following standards apply.

(A) Frontages. All street-fronting facades and open space fronting facades must have at least one window and at least one common primary entrance facing the street. The entrance must access the street or open space with an improved path connecting to the sidewalk. Transparency must be provided for a minimum of 25 percent of the total of each continuous street-fronting and open-space-fronting façade. Transparency must be uniformly spaced vertically and horizontally with no more than 25 feet separating areas of transparency.

(B) Facade articulation. Facades exceeding 30 feet in length must have two of the following elements, and facades exceeding 100 feet in length must have three of the following elements.

(i) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than five feet and a depth of at least eight inches and may include columns, planters, arches, and niches.

(ii) Architecturally prominent public entrance.

(iii) Awnings.

(iv) Change in color.

(v) Change in material.

(vi) Change in texture.

(5) Lighting. Except in Tract IV or for single family or duplex uses, the following standards apply.

(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. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(6) Pedestrian amenities. The following pedestrian amenities must be incorporated within Tracts I, II, and III, collectively.

(A) Five (5) foot wide walking trails.

(B) Common Area Activity Center.

(C) Adjacent to the common area activity center will be a green space of at least 8,000 square feet.

(D) Benches along walking areas.

(E) Trash Receptacles in public areas.

(F) Pet Waste stations along walking areas.

(7) Queuing. No queuing or stacking is permitted on Camp Wisdom Road or University Hills Boulevard from a drive-in restaurant.

(b) Multifamily uses. The following design standards apply to new construction for multifamily uses.

(1) Parking locations. Surface parking is prohibited between the street-facing façade and the property line. For buildings with more than one street frontage, only two street frontages are subject to this requirement.

(2) Individual entries. For multifamily uses in Tract III, a minimum of 50 percent of the street level dwelling units adjacent to a street in each building must have individual entries that access the street with an improved path connecting to the sidewalk.

(c) Single family and duplex uses. The following design standards apply to new construction for residential uses other than multifamily uses.

(1) Individual Entries. All dwelling units at the ground level fronting on a street must have individual entries that access the street with an improved path connecting to the sidewalk.

(2) Sidewalks. Five-foot sidewalks must be provided in front of all single family homes.

(3) Fencing. A minimum six foot fence shall be required along the rear and side lot lines of each single family dwelling unit that provides a side yard.

(4) Garage doors. Garage doors must be recessed a minimum of five feet from the front façade or front porch of the structure.

SEC. 51P-49. ~~119~~120.

GENERAL REQUIREMENTS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications adopted for such purpose to the satisfaction of the director of public works and transportation.

(b) No certificate of occupancy shall be issued by the building official until there has been full compliance with this article in accordance with the requirements of the building for which the certificate is issued, and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 13406; 25423; 26102)

SEC. 51P-49. ~~120~~121.

ZONING MAP.

PD 49 is located on Zoning Map Nos. O-7 and P-7. (Ord. Nos. 22663; 25423)

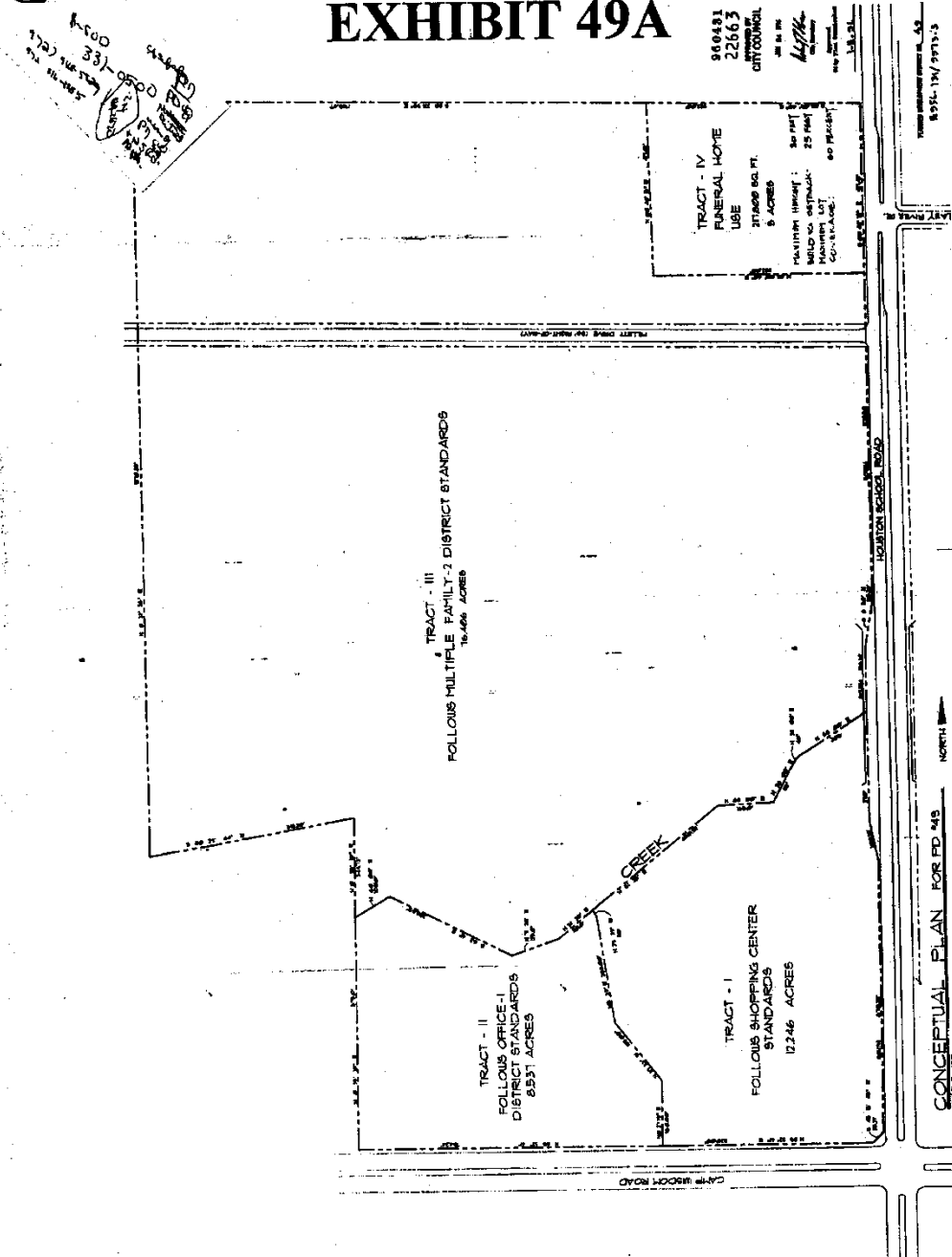
EXISTING CONCEPTUAL PLAN

25423

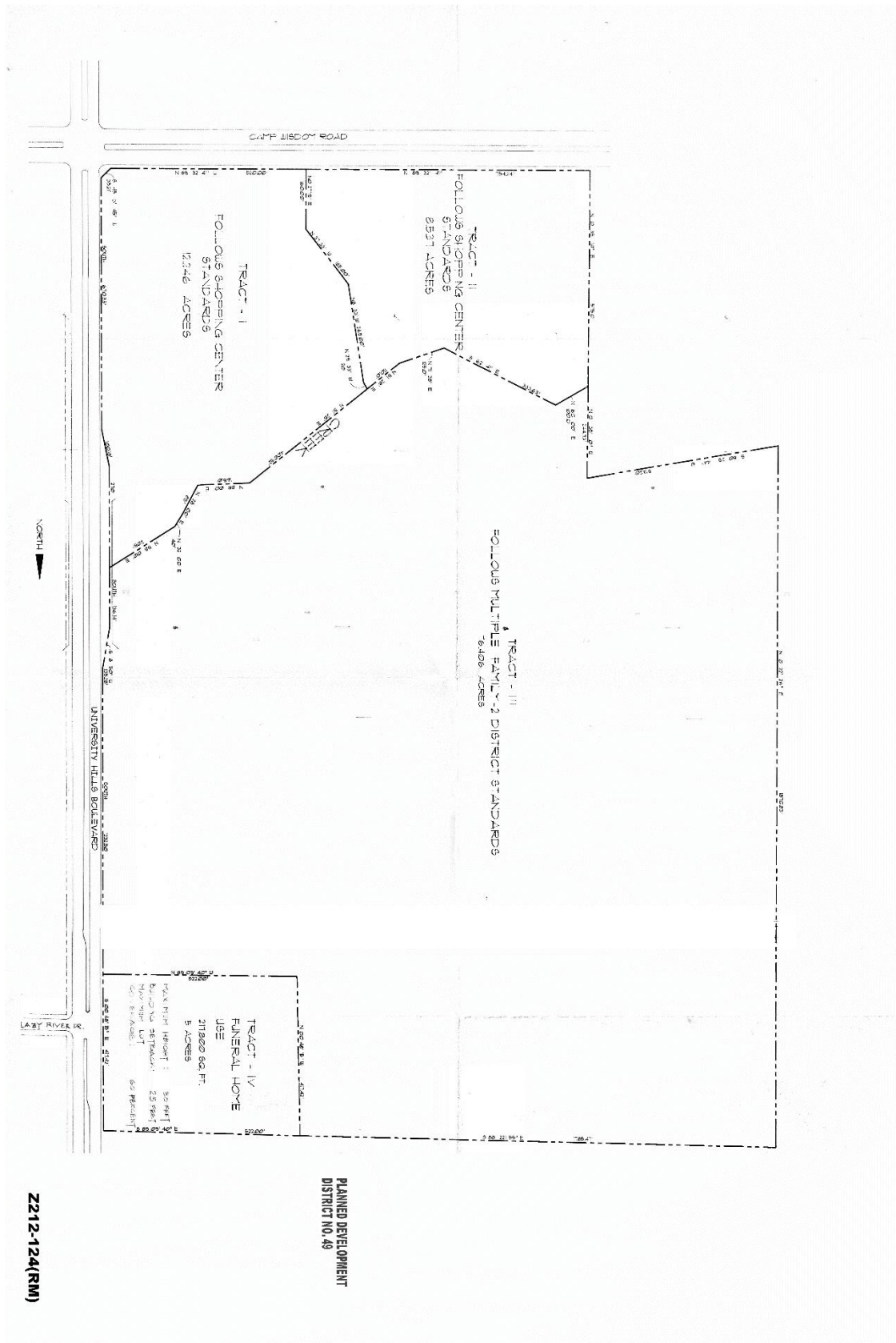
032856

JOHN TAYLOR & ASSOCIATES 1115 L...	ACE THREE, INC. 1115 L...	1 032856
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EXHIBIT 49A



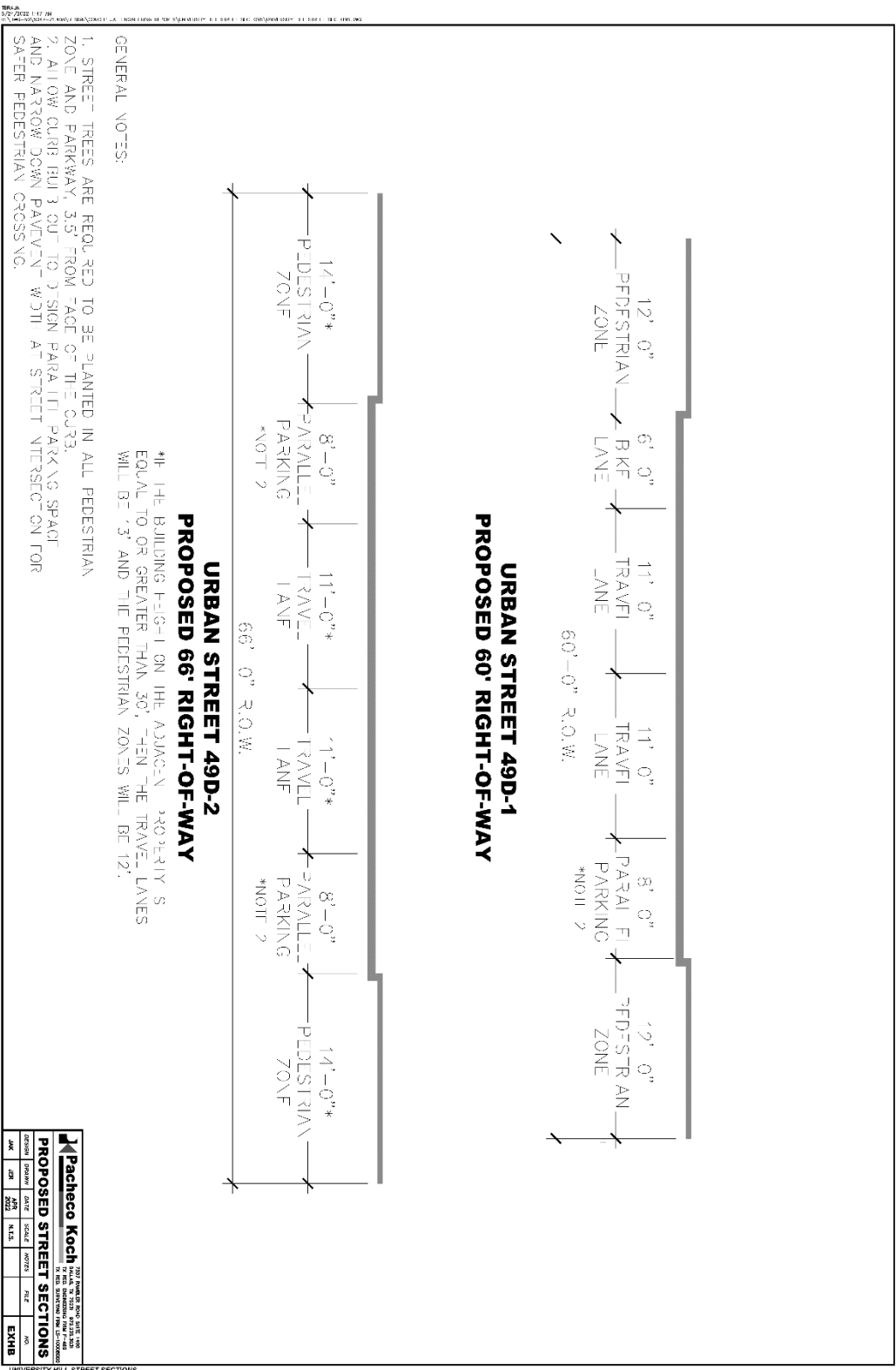
CPC RECOMMENDED CONCEPTUAL PLAN



PLANNED DEVELOPMENT
DISTRICT NO. 49

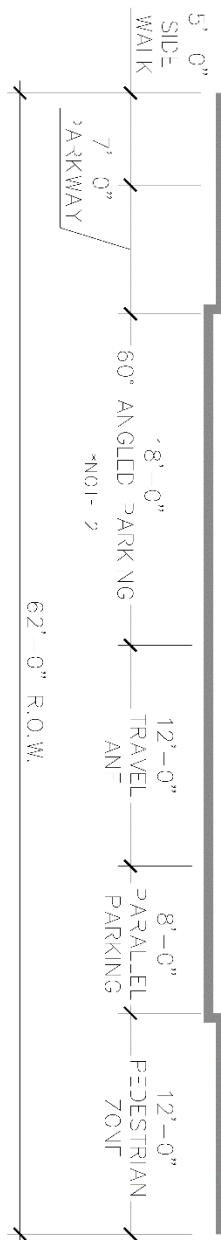
Z212-124(RM)

CPC RECOMMENDED STREET SECTION

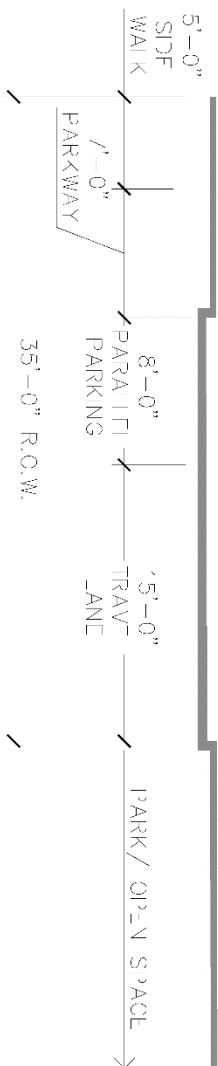


UNIVERSITY HILL STREET SECTIONS

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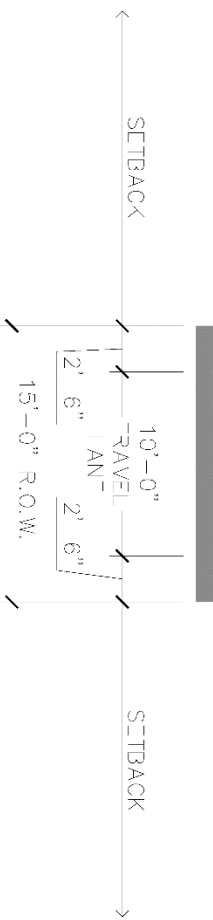


ONE-WAY STREET WITH PARKING 49D-5
PROPOSED 62' RIGHT-OF-WAY



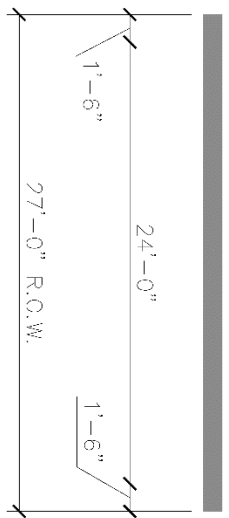
PARKSIDE STREET 49D-6
PROPOSED 35' RIGHT-OF-WAY

Pacheco Koch 2012 PARKSIDE STREET 49D-6 UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS UNIVERSITY HILL STREET SECTIONS									
PROPOSED STREET SECTIONS									
DESIGN	DATE	SCALE	NOTES	FILE	NO.	EXHB			
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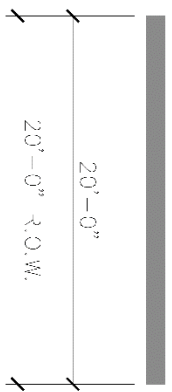


NOTE: REAR SETBACK TO BE MINIMUM 7'
(ALLOW HEAD-IN DRIVEWAY PARKING) OR
7' (ALLOW PARALLEL DRIVEWAY PARKING)

**RESIDENTIAL ALLEY 49D-7
PROPOSED 15' RIGHT-OF-WAY**

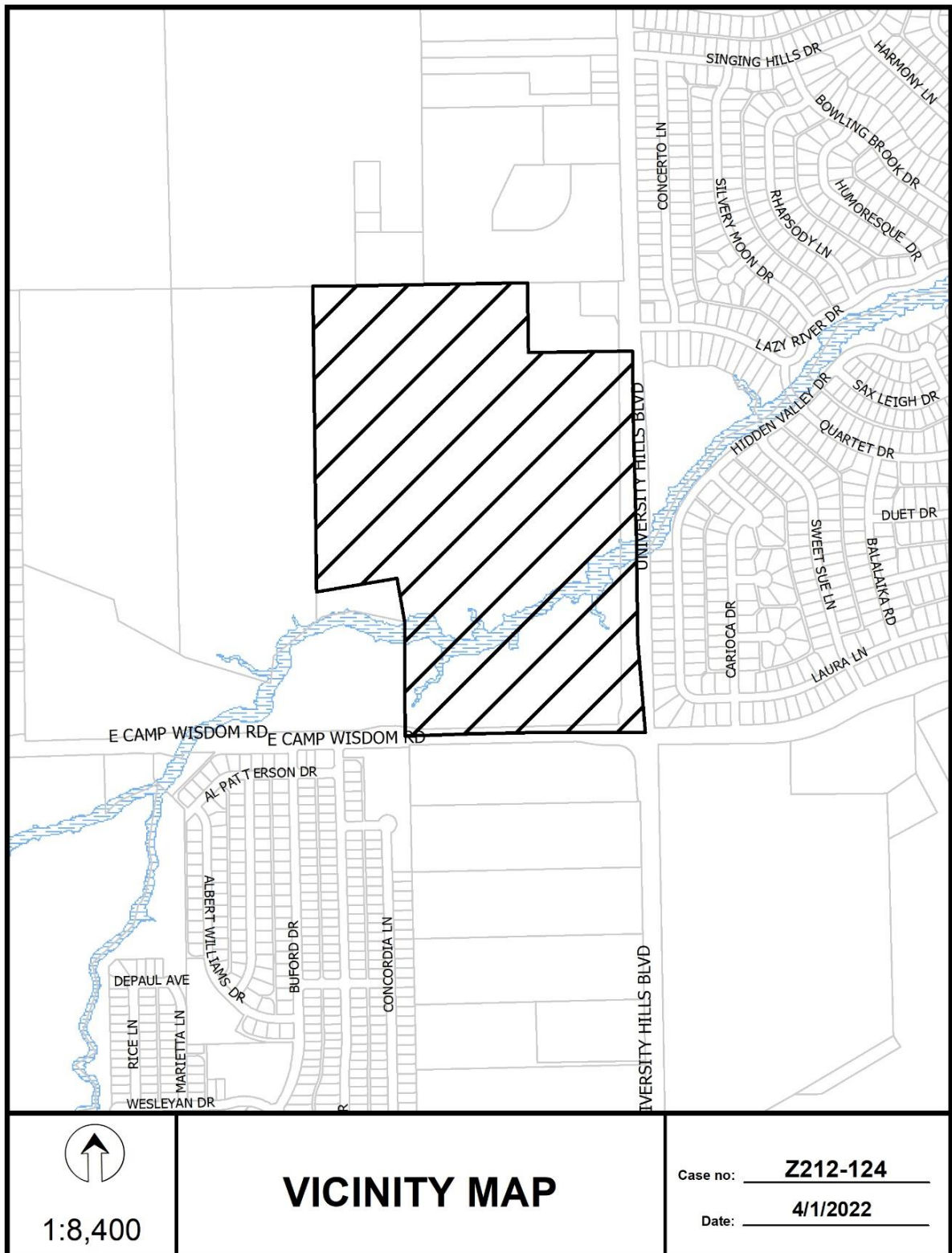


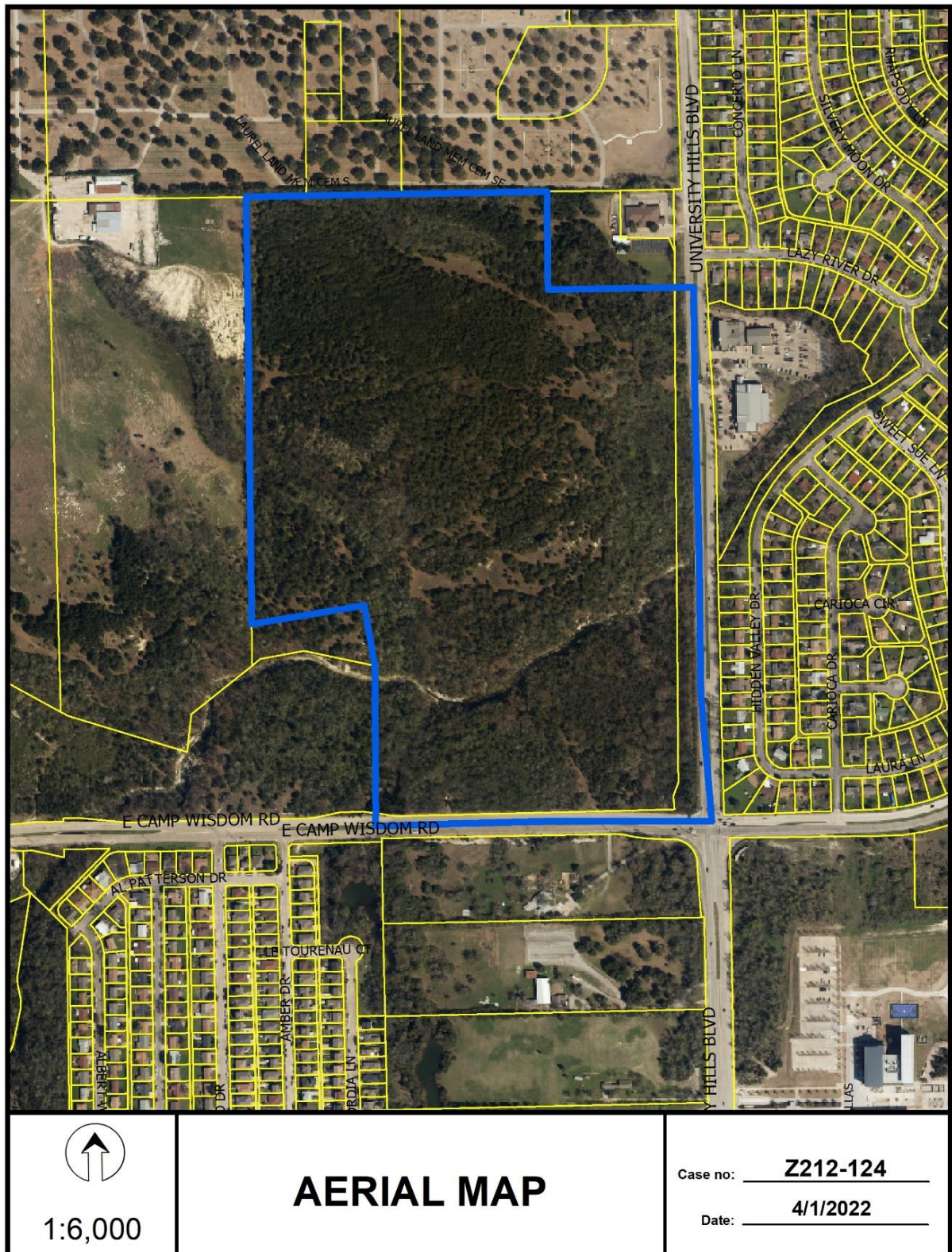
**MEWS ALLEY 49D-8
PROPOSED 27' RIGHT-OF-WAY**

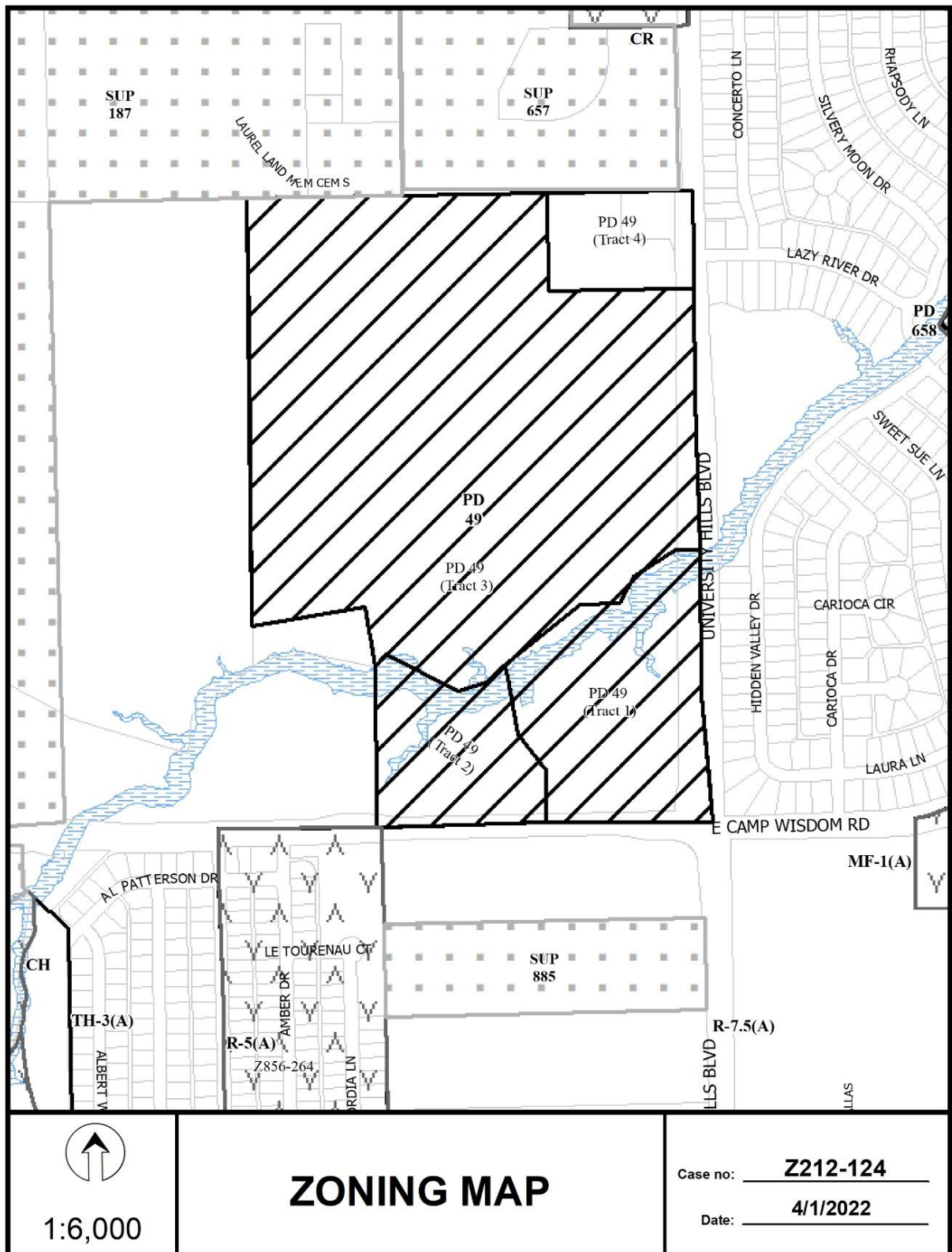


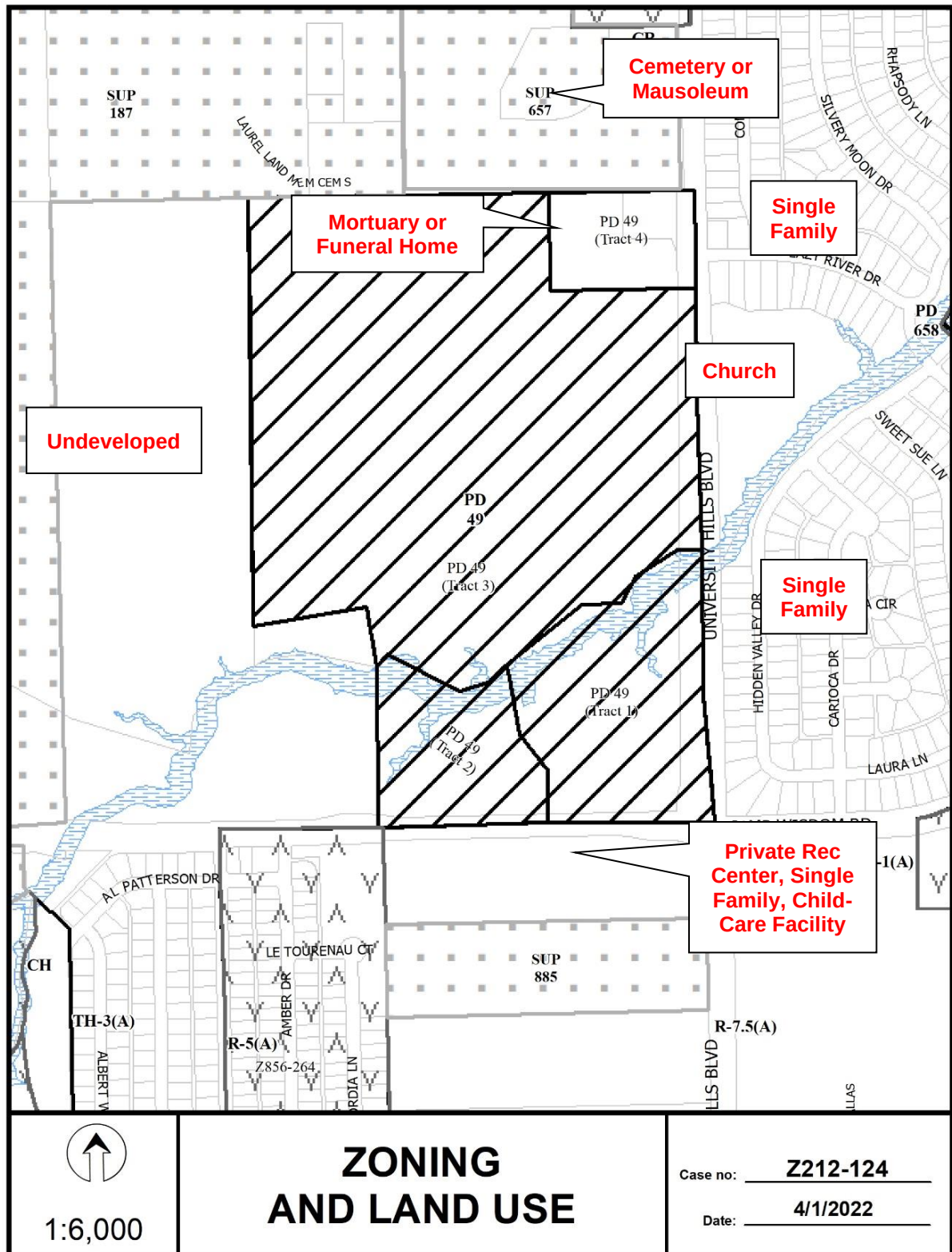
**COMMERCIAL ALLEY 49D-9
PROPOSED 20' RIGHT-OF-WAY**

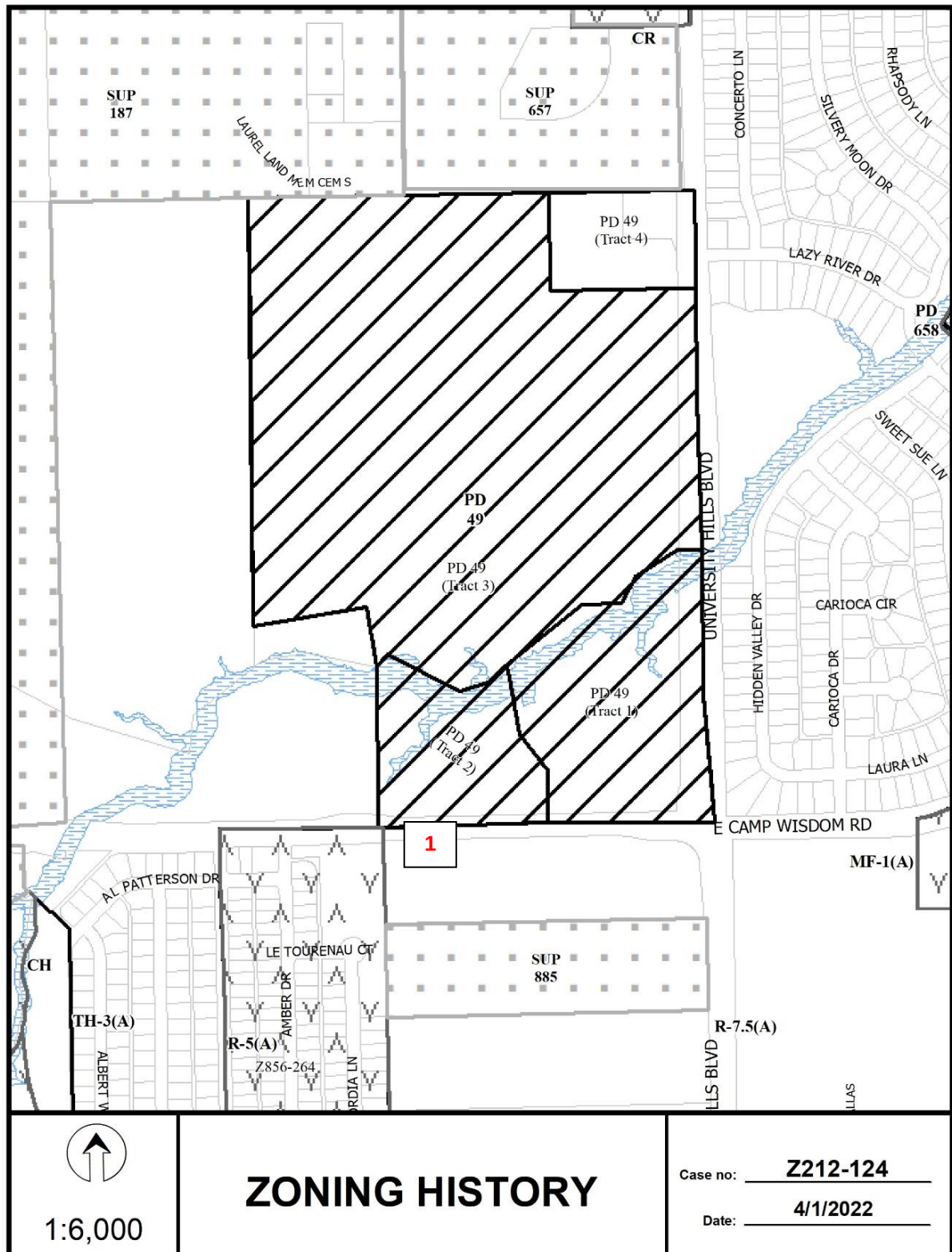
Pacheco Koch 2015 UNIVERSITY HILL STREET SECTIONS 1500 UNIVERSITY HILL STREET, SUITE 100 PACHECO, CA 94646 TEL: (925) 255-1000 FAX: (925) 255-1001 WWW.PACHECO-KOCH.COM									
PROPOSED STREET SECTIONS									
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	EXH	NO.	EXH
AKK	JER	2/23	N.T.S.						

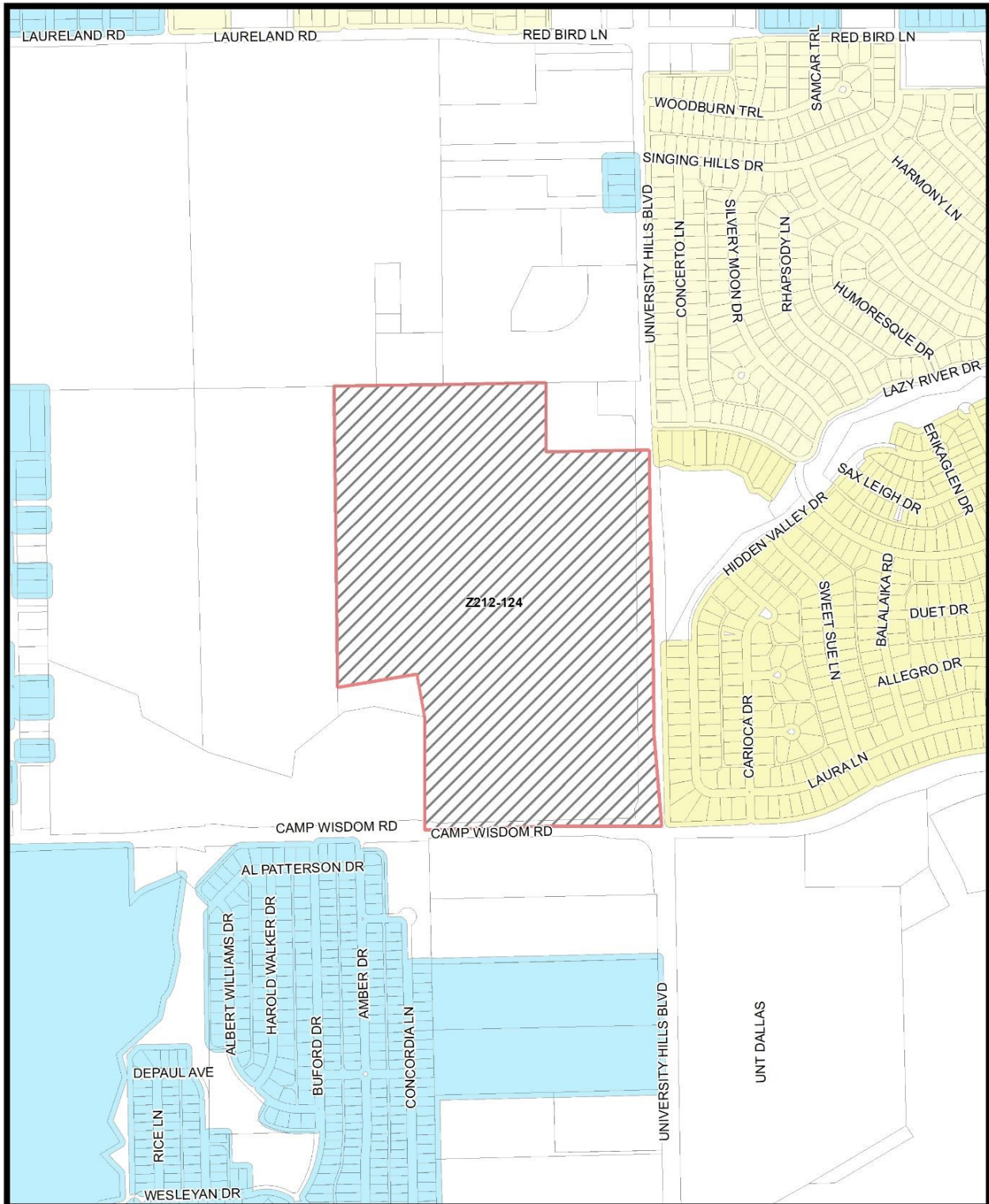












Market Value Analysis

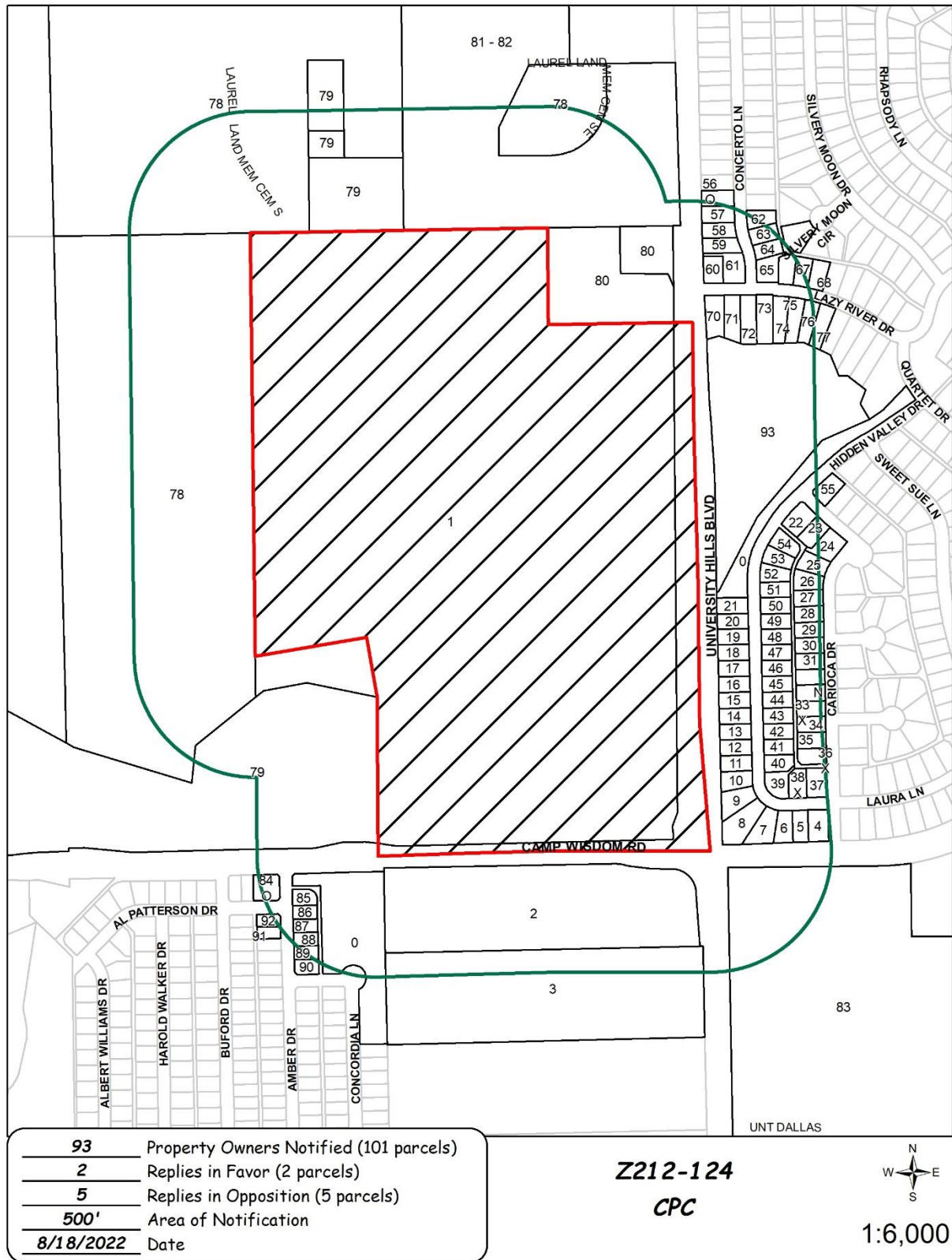
A B C D E F G H I NA



1:8,400

Market Value Analysis

Printed Date: 4/1/2022



08/17/2022

Reply List of Property Owners***Z212-124******93 Property Owners Notified 2 Property Owners in Favor 5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6400	UNIVERSITY HILLS BLVD	SAVANNAH PROPERTY CO LLC
2	1050	E CAMP WISDOM RD	CORNERSTONE CHRISTIAN
3	7225	UNIVERSITY HILLS BLVD	RFC TRI PLEX INC
4	1205	HIDDEN VALLEY DR	BURCH FELICIA M
5	1209	HIDDEN VALLEY DR	WAY SEAN & AMANDA JOY
6	1215	HIDDEN VALLEY DR	SHELTON NONA M
7	1219	HIDDEN VALLEY DR	MUNOZ MARIA
8	1223	HIDDEN VALLEY DR	WINTERS NNEKA & TYRONE
9	1227	HIDDEN VALLEY DR	CALAHAN CELESTER JR &
10	1231	HIDDEN VALLEY DR	MUNN THERESA ANN
11	1235	HIDDEN VALLEY DR	JONES DENNIS R
12	1239	HIDDEN VALLEY DR	MANCUSO JOSEPH
13	1243	HIDDEN VALLEY DR	JONES DEBBIE RENE
14	1247	HIDDEN VALLEY DR	JACKSON DARRELL CALVIN
15	1251	HIDDEN VALLEY DR	GRANT VERLA JEAN
16	1255	HIDDEN VALLEY DR	CANADY ROBERT JR
17	1259	HIDDEN VALLEY DR	SANFORD FRED CARL
18	1263	HIDDEN VALLEY DR	HEARD VIVIAN M
19	1267	HIDDEN VALLEY DR	ARNOLD CM JR EST OF &
20	1271	HIDDEN VALLEY DR	QUEST IRA
21	1275	HIDDEN VALLEY DR	KRAUT LEONA &
22	6709	CARIOCA DR	BARTON NOMA F
23	6715	CARIOCA DR	GUNNELS KAREN & OSCAR
24	6721	CARIOCA DR	LEE MARK HWANG & EUNICE JOE
25	6815	CARIOCA DR	HINES GERALD GLENN
26	6819	CARIOCA DR	NERI MARIO GUERRERO &

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6823 CARIOCA DR	JENKINS INDIA
	28	6827 CARIOCA DR	COFER JOE
	29	6831 CARIOCA DR	CALAHAN MONICA L LIFE ESTATE
	30	6835 CARIOCA DR	LUCIO JOSE S
	31	6905 CARIOCA DR	LI JAMES L
X	32	6911 CARIOCA DR	MCGILBRA PATRICIA ANN
X	33	6921 CARIOCA DR	WRIGHT MONROE L & RITA ALICE WRIGHT
	34	6925 CARIOCA DR	GARCIA DELLANIRA GUTIERREZ &
	35	7003 CARIOCA DR	CHRISTOPHER FRED M JR &
X	36	7009 CARIOCA DR	SMITH ALICE TRIMBLE
	37	1206 HIDDEN VALLEY DR	JEFFERSON NOELLA
X	38	1210 HIDDEN VALLEY DR	ONEAL VERNA MAE
	39	1216 HIDDEN VALLEY DR	MILES CHARLES E
	40	1234 HIDDEN VALLEY DR	DYER BETTY WILSON ETAL
	41	1238 HIDDEN VALLEY DR	CURIEL NONATZIN DE JESUS C
	42	1242 HIDDEN VALLEY DR	ROBLES DIONICIO F
	43	1246 HIDDEN VALLEY DR	FLORES YENI
	44	1250 HIDDEN VALLEY DR	DELGADO JESUS A &
	45	1254 HIDDEN VALLEY DR	MAPPS LAVONNA C
	46	1258 HIDDEN VALLEY DR	WAITES KENNETH W &
	47	1262 HIDDEN VALLEY DR	WILLIAMS SANDRA K
	48	1266 HIDDEN VALLEY DR	DARBY JAMES R JR
	49	1270 HIDDEN VALLEY DR	BUTLER CAROLYN L
	50	1274 HIDDEN VALLEY DR	BIVINS JESSE JOE
	51	1278 HIDDEN VALLEY DR	INGRAM RUBY N
	52	1282 HIDDEN VALLEY DR	ROBINSON WILLIE
	53	1286 HIDDEN VALLEY DR	GUERRERO JESUS ALEJANDRO &
	54	1290 HIDDEN VALLEY DR	REVEST PROPERTIES
	55	6708 CARIOCA DR	ESPINOZA YASMINA DENOVA
O	56	6405 CONCERTO LN	WAITES VEOLA
	57	6411 CONCERTO LN	GONZALEZ ISAC FRANCISCO

08/17/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	6415 CONCERTO LN	BROOKS LILLY
	59	6419 CONCERTO LN	HOLT EZZIE LENA
	60	6597 LAZY RIVER DR	TAYLOR VIVIAN
	61	6591 LAZY RIVER DR	REDDICK MAXINE
	62	6412 CONCERTO LN	GAY ROSIE L EST OF
	63	6418 CONCERTO LN	CARMONA SOTERO
	64	6422 CONCERTO LN	HOYLE DONALD W
	65	6585 LAZY RIVER DR	CAMPBELL DONALD & MARGIE
X	66	6577 LAZY RIVER DR	BLEVINS HANNAH
	67	6571 LAZY RIVER DR	WHITE ORCHID HOLDING CO
	68	6567 LAZY RIVER DR	CORTES ROBERTO C GRIMALD &
	69	6347 SILVERY MOON CIR	COLEMAN G C & IRMA MAE
	70	6598 LAZY RIVER DR	HAMILTON OTTIE B
	71	6592 LAZY RIVER DR	GALVAN ALBERTO LOPEZ &
	72	6588 LAZY RIVER DR	LEVINGSTON PEARL ANN
	73	6584 LAZY RIVER DR	HARPER WILLIE OPAL
	74	6578 LAZY RIVER DR	ESCARENO WILLIAM
	75	6572 LAZY RIVER DR	CALDWELL OCIE WILSON
	76	6566 LAZY RIVER DR	MARTIN BETTIE
	77	6560 LAZY RIVER DR	KEMP DELORES
	78	1011 E CAMP WISDOM RD	LAUREL LAND MEMORIAL PARK
	79	1101 E CAMP WISDOM RD	LAURELAND MEMORIAL PARK
	80	6449 UNIVERSITY HILLS BLVD	ACE THREE INC
	81	6301 UNIVERSITY HILLS BLVD	LAUREL LAND MEMORIAL PARK
	82	6301 UNIVERSITY HILLS BLVD	LAUREL LAND MEMORIAL PARK
	83	1200 E CAMP WISDOM RD	UNIVERSITY OF NORTH TX
O	84	7035 AL PATTERSON DR	ROBINSON CEDRIC G
	85	7110 AMBER DR	RICELARRY DIANN
	86	7114 AMBER DR	TAYLOR RENEKA
	87	7118 AMBER DR	SANCHEZ JESSICA A
	88	7122 AMBER DR	DALLAS THREE STAR PROPERTIES LP

Z212-124(RM)

08/17/2022

Reply	Label #	Address	Owner
89	7126	AMBER DR	LARIZ GEORGIA
90	7130	AMBER DR	AUTHORITY REAL ESTATE SOUTHWEST LLC
91	7121	AMBER DR	DALLAS CO RESIDENTIAL
92	7117	AMBER DR	PINKNEY SAMUEL L II &
93	6550	UNIVERSITY HILLS BLVD	SINGING HILLS BAPT CH INC