

FILE NUMBER: Z223-304(MP) **DATE FILED:** June 28, 2023

LOCATION: Northeast line of West Camp Wisdom Road, northwest of the intersection of West Camp Wisdom Road and Clark Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 13.368 acres **CENSUS TRACT:** 48113016521

REPRESENTATIVE: Daniel Box, Winstead PC

APPLICANT: NRP Holdings LLC

OWNER: Robert Adams, Rosebriar Camp Wisdom LP

REQUEST: An application for (1) a Planned Development District for MU-1 Mixed Use District uses; and (2) the termination of deed restrictions [Z834-123] on property zoned an RR Regional Retail District with deed restrictions [Z834-123] with consideration for an MU-1 Mixed Use District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to sidewalks, landscaping, mixed income housing, and design standards to develop the site with multifamily uses.

STAFF RECOMMENDATION: **Approval** of (1) an MU-1 Mixed Use District in lieu of a planned development district; and (2) termination of deed restrictions [DR Z834-123].

CPC RECOMMENDATION: **Approval** of (1) a Planned Development District for MU-1 Mixed Use District uses; and (2) the termination of deed restrictions [Z834-123].

BACKGROUND INFORMATION:

- The area of request is currently zoned RR Regional Retail District and is undeveloped.
- The applicant proposes multifamily uses on site.
- The applicant is requesting a Planned Development District based on MU-1 Mixed Use District.
- An MU-1 Mixed Use District is appropriate for the site. The planned development district as proposed is not.
- The existing deed restrictions on site prohibit multifamily uses and must be terminated in order to develop the proposed project.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
West Camp Wisdom Road	Principal Arterial	107 feet
Clark Road	Principal Arterial	107 feet
Clarkridge Drive	Local	-

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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The requested planned development district conflicts with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

The proposed planned development district would function effectively as a base MU-1 Mixed Use District, where the same general zoning district would be entirely appropriate. This conflicts with the goal of flexible, dynamic zoning and to have clear and objective standards for planning.

Staff's recommendation for a base MU-1 District complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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.

The proposed multifamily use complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.2 Establish clear and objective standards for land use planning.

Policy 1.1.1 Focus on Southern Sector development opportunities.

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

1.3.1.7 Implement zoning tools to accommodate alternative housing products.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

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.

NEIGHBORHOOD PLUS

Goal 4 Attract and Retain the Middle Class

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

Goal 5 Expand Homeownership

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

Overall, the proposed *use* advances the Comprehensive Plan’s goals to encourage a healthy mix of land uses and strengthen neighborhood character and identity through complementary development. It also furthers Neighborhood Plus goals of widening housing options and improving housing desirability.

Land Use:

	Zoning	Land Use
Site	Regional Retail District with deed restrictions [DR Z834-123]	Undeveloped
North	RR Regional Retail District with DR Z890-169, Planned Development District No. 599	Undeveloped, multifamily
East	CR Community Retail District, Planned Development District No. 599	Multifamily, undeveloped
South	Subdistrict S-3 within Planned Development District No. 521	Single family
West	MF-1(A)(SAH) Multifamily District with DR Z978-245	Multifamily

Necessity for Planned Development District:

According to [Sec. 4.702](#), the purpose of a planned development district is to provide flexibility in the planning and construction of development projects by allowing a combination of land uses developed under a uniform plan that protects contiguous land uses and preserves significant natural features.

Planned development districts are appropriate where the existing code may not accommodate a use or a development within the bounds of a conventional zoning district or where unique site characteristics may necessitate relief or modification of certain base code provisions.

The proposed PD does not require any deviations from a base MU-1 Mixed Use District in order to be developed as planned. No variations are requested to the yard, lot, and space. The needed density can be achieved through inclusion of mixed income housing without a PD.

As a multifamily use on a standard undeveloped site, without unique uses or significant natural or site features, a conventional zoning district is wholly appropriate. In an MU-1 base district, a PD is not necessary to facilitate a “combination of land use developed under a uniform plan.”

Additionally, the PD proposal does not offer any significant protections, benefits, or limits not already offered by an MU-1 District.

Staff cannot find a substantial justification for a planned development district.

Land Use Compatibility:

North of the site within the block, there is an undeveloped property zoned RR Regional Retail District. Northeast across Clark Road, there are multifamily uses. There is an undeveloped property to the east and a property under development as a motor vehicle fueling station. West and southwest across Clarkridge Drive and Camp Wisdom, there are multifamily uses. The proposed use is appropriate for both the site and the surrounding area.

The change from RR Regional Retail to an MU-1 base would remove a number of more intense uses permitted at this time by right. These changes would make the property more compatible with residential uses around the site. Staff recommends in favor of a mixed use district over a fully residential district to leave in a degree of zoned capacity and incentive for commercial uses in proximity to a concentration of other multifamily uses.

Significant infrastructure qualities of the area make it appropriate for additional homes. The site has access to the major roads of Camp Wisdom, Clark Road, and I-20. The site also has direct access to the 223 transit route. It is also within walking distance to area schools.

Based on these same rationales, staff finds that maintenance of the existing deed restrictions is inappropriate. Currently, the deed restrictions limit uses to 0.5 FAR, 84 feet in height, and prohibit multifamily uses. As such, staff recommends termination of these deed restrictions, which would be necessary to develop the project as proposed.

Land Use Comparison:

<p><u>LEGEND</u> Use prohibited • Use permitted by right S Use permitted by Specific Use Permit D Use permitted subject to Development Impact Review R Use permitted subject to Residential Adjacency Review ★ Consult the use regulations in Section 51A-4.200</p>		
Use	Existing RR	Proposed MU-1 Base
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	R	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	•	•
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services	•	•
Custom woodworking, furniture construction, or repair		•
Electronics service center	•	
Job or lithographic printing		
Labor hall	S	S

Machine or welding shop		
Machinery, heavy equipment, or truck sales and services	R	
Medical or scientific laboratory	S	S
Technical school		
Tool or equipment rental	•	
Vehicle or engine repair or maintenance	R	
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	•	•
Cemetery or mausoleum	S	S
Child-care facility	•	•
Church	•	•
College, university, or seminary	•	•
Community service center	•	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house	S	
Hospital	R	S

Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
Public or private school		
LODGING USES		
Extended stay hotel or motel	S	S
Hotel or motel	R,S,★	R,S,★
Lodging or boarding house	•	
Overnight general purpose shelter	★	
MISCELLANEOUS USES		
Attached non-premise sign.	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		★
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•

Residential hotel		•
Retirement housing		•
Single family		•
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	★	★
Ambulance service	R	
Animal shelter or clinic without outside runs	R	R
Animal shelter or clinic with outside runs	S	
Auto service center	R	R
Business school	•	•
Car wash	R	R
Commercial amusement (inside)	S, ★	S, ★
Commercial amusement (outside)	S	S
Commercial motor vehicle parking		
Commercial parking lot or garage	R	R
Convenience store with drive-through	S	
Drive-In theater		
Dry cleaning or laundry store	•	•
Furniture store	•	•
General merchandise or food store 3,500 square feet or less	•	•
General merchandise or food store greater than 3,500 square feet	•	•
General merchandise or food store 100,000 square feet or more	•	S
Home improvement center, lumber, brick or building materials sales yard	R	
Household equipment and appliance repair	•	
Liquefied natural gas fueling station		
Liquor store	•	
Mortuary, funeral home, or commercial wedding chapel	•	•
Motor vehicle fueling station	•	•
Nursery, garden shop, or plant sales	•	•
Outside sales	S	

Paraphernalia shop	S	S
Pawn shop	•	
Personal service use up to 1,000 sq. ft. in floor area		
Personal service use	•	•
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	S
Taxidermist		
Temporary retail use	•	•
Theater	•	•
Truck stop		
Vehicle display, sales, and service	R	
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal	D	
Heliport	S	
Helistop	S	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•
Electrical generating plant		
Electrical substation	•	•
Local utilities	S,R, ★	S,R, ★
Police or fire station	•	•

Post office	•	•
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Mounted cellular antenna		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	S	S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

(Changes from base highlighted)

<u>DISTRICT</u>	SETBACKS	Unit density	FAR		Lot	
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	Front	Side /Rear			Height Stories	/ Coverage	Special Standards
Existing Regional Retail	15' min No max	20' adj res Else 0'	N/A	0.5-1.5 depending on uses	70' 5 Stories	80%	RPS UFS
MU-1 Mixed Use	15' min No max UFS	20' adj res Else 0'	No MUP 15 MUP 2 20 MUP 3 25 5% MIH 65 10% MIH 80 15% 105	Between 0.8-1.1 depending on uses	80'-120 depending on uses 7 stories if 90' 9 stories if 120'	80%	UFS Tower Spacing RPS
Proposed PD with MU-1	15' min No max UFS	20' adj res Else 0'	No MUP 15 MUP 2 20 MUP 3 25 5% MIH 35	Between 0.8-1.1 depending on uses	80'-120 depending on uses 7 stories if 90' 9 stories if 120'	80%	UFS Tower Spacing RPS

The PD maintains MU-1 yard, lot, and space standards generally.

Based on this, a PD is not necessary in order to build the project. The basic yard, lot, and space permit the project under an MU-1 with 5% mixed income housing.

Mixed Income Housing:

The applicant proposes to tie an increase in dwelling unit density to the provision of mixed income housing. Based on the “E” MVA category for the area, 5% of units to be provided at 61%-80% of area median income is appropriate. As this census tract does not have an above average displacement risk ratio, this mid-range income band is suitable.

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended.

Parking:

Parking is required to be provided in accordance with Chapter 51A. For a multifamily use, one space is required per bedroom. Additionally, one quarter space guest parking is also required if parking is restricted to residents only.

In keeping with the standards of the mixed income housing development bonus program, staff recommends parking in accordance with 4.1107, which requires a minimum of one-half space per unit.

As with any minimum required parking, these ratios only reflect the minimum amount required. The developer may provide additional parking beyond these.

Design Standards:

Design standards are required in accordance with [4.1107](#).

As with any project utilizing the mixed income development bonus, the following apply:

- Human scale setback items are permitted
- Fencing is limited to 4' in the front yard*
- 60% of ground floor units must have direct connections to the sidewalk*
- Parking is prohibited between the street and façade (along two frontages maximum), prohibited in setback on thoroughfare, limits on side yard parking*
- Parking structures if provided must be screened with building or 42" screening
- Transparency and entries on facades facing frontages
- Six foot sidewalks provided on all frontages two to 15 feet from back of curb
- Pedestrian scale lighting
- 10 percent open space

The applicant requests exemptions to the provisions marked with asterisks. Staff recommended additional standards in part to mitigate the difficulty of access for interior sites, which the applicant accepted. These include pedestrian pathways to connect the frontages with interior buildings as well as pedestrian safety measures.

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 subject property is located within an MVA “E”.

**January 23, 2025
City Plan Commission**

Motion: It was moved to recommend **approval** of 1) a new Planned Development District for MU-1 Mixed Use District uses; and 2) the termination of deed restrictions [Z834-123], on property zoned an RR Regional Retail District with deed restrictions [Z834-123], on the northeast line of West Camp Wisdom Road, northwest of the intersection of West Camp Wisdom Road and Clark Road.

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

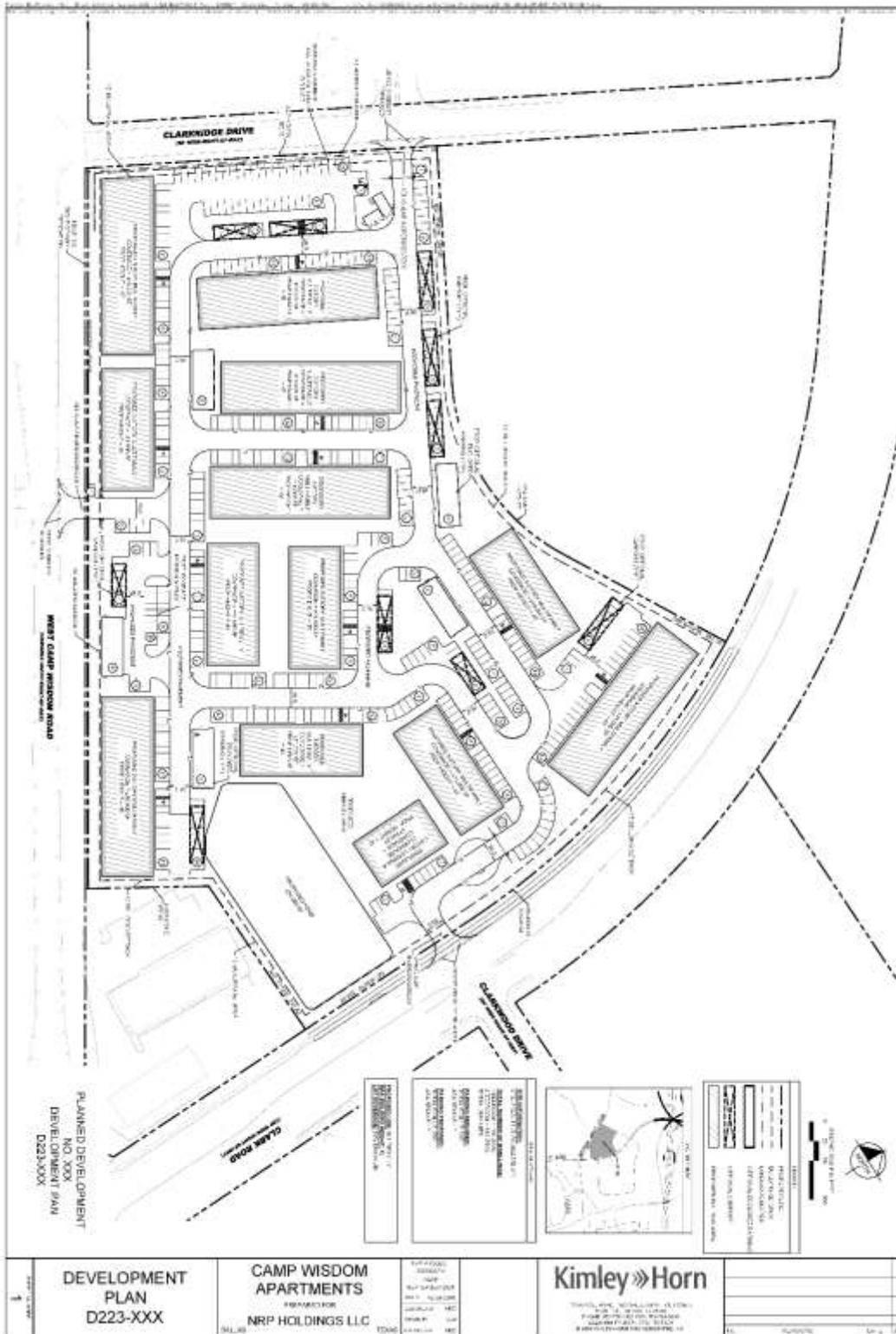
For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0
Conflict: 1- Rubin

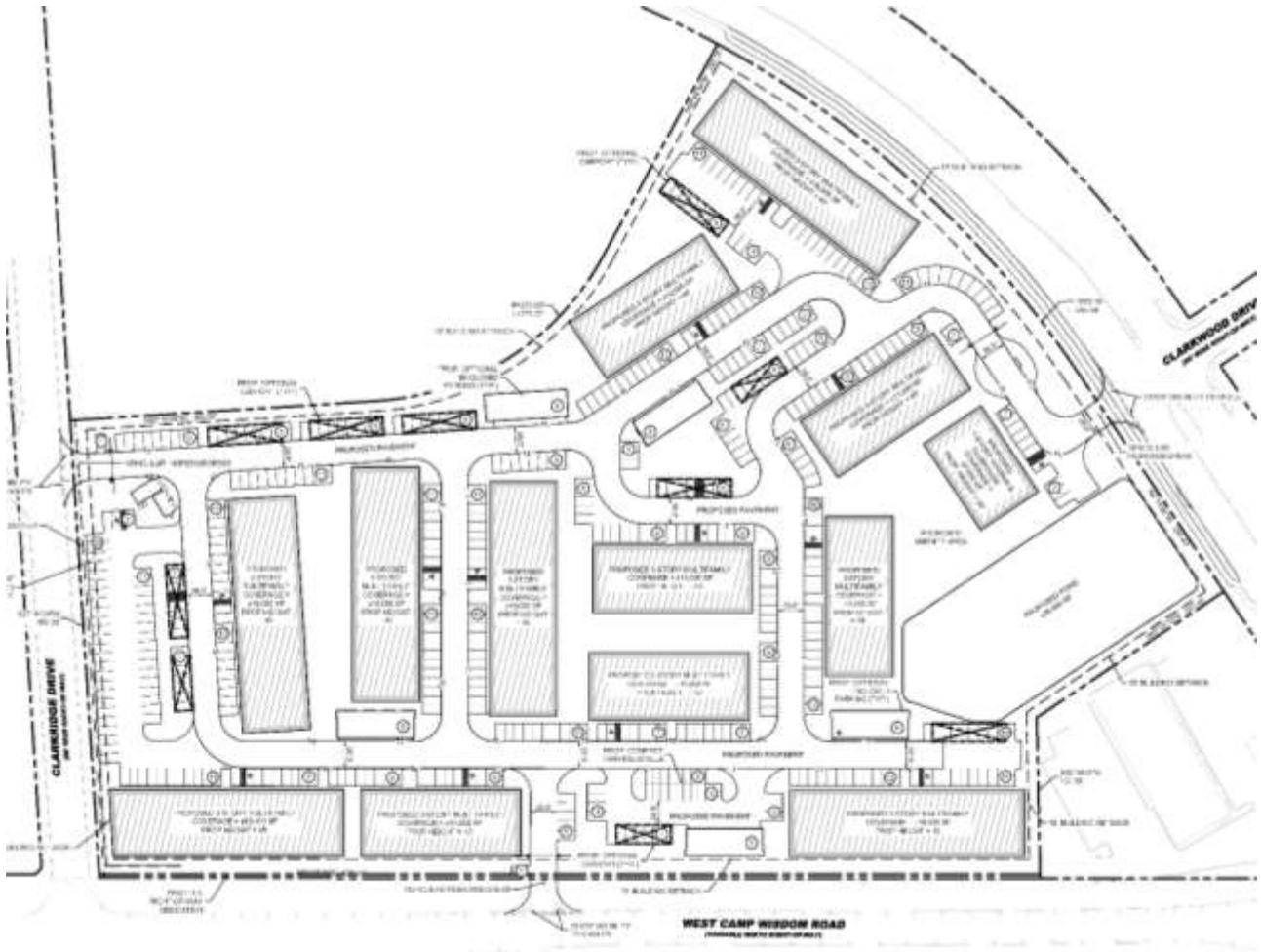
Notices: Area: 500 Mailed: 14
Replies: For: 1 Against: 0

Speakers: For: Tommy Mann, 500 Winstead Bldg., Dallas, TX, 75201
Elena Severa, 200 W. Commerce St., Dallas, TX, 75201
Elen Taft, 7924 Glenway Dr., Dallas, TX,
Against: None

CPC Recommended Development Plan



CPC Recommended Development Plan (Enlarged)



CPC Recommended 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 at the northwest corner of Clark Road and Camp Wisdom Road. The size of PD ____ is approximately 13.36 acres.

SEC. 51P-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, DEVELOPMENT BONUS PROJECT means a project obtaining a mixed income housing bonus in accordance with SEC. 51P-____113.

(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 nonresidential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: property description.
- (2) Exhibit ____B: development plan.

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

(a) For a development bonus project, development and use of the Property must comply with the development plan (Exhibit ____B). 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 uses, 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-____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use 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 MU-1 Mixed Use District is subject to DIR in this district; etc.

SEC. 51P-____.107. 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-____.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 in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-1 Mixed Use District Apply.

(b) Density for a development bonus project. Maximum dwelling unit density is 35 units per acre.

SEC. 51P-____.109. DESIGN STANDARDS FOR A DEVELOPMENT BONUS PROJECT

(a) Sidewalks.

(1) Unobstructed six-foot-wide sidewalks must be provided along all street frontages.

(2) Sidewalks must be level across all driveways, curb cuts, and entrances or exits to loading areas.

(3) Where driveways intersect with a sidewalk or pedestrian path, each driveway must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers for pedestrian crossing.

(b) Pedestrian pathways.

(1) Each street frontage must include a minimum of one pedestrian pathway directly connecting the sidewalk and internal structures as described in the following subsection;

(2) A minimum of one six-foot-wide unobstructed internal pedestrian pathway leading to a primary entrance of each main building must be provided.

(3) Pedestrian pathways along internal private drives and for crossing must be provided.

(4) A minimum of 80 percent of ground level dwelling units that face streets must be connected via pedestrian path to a sidewalk, and the connection point to the sidewalk may be gated.

(5) A minimum of 60 percent of ground level dwelling units that face open space must be connected via pedestrian path to a sidewalk, and the connection point to the sidewalk may be gated.

(6) When abutting parking spaces or driving surfaces, all pathways must be protected by concrete curbs, wheel stops, or other permanent barriers such that no part of a parked automobile extends into the minimum unobstructed width.

(7) When crossing a drive aisle, all pathways must be of a contrasting color, material, or texture.

(c) Pedestrian Amenities. A minimum of one of the following pedestrian amenities must be provided for every 300 feet of public street frontage.

(1) Bench. (minimum of 6 linear feet)

(2) Trash receptacle.

(d) Except within a visibility triangle, where public sidewalks abut any driving surface, off-street or on-street loading area, or parking surface the following buffering must be used:

- (1) landscaping plantings with a minimum height of 36 inches; or
- (2) bollards with a minimum height of 36 inches, spaced no more than six feet in distance from each other.

(e) Community amenities. A development bonus project must provide a minimum of one of each of the following community amenities:

- (1) Swimming pool.
- (2) Fitness facility for residents.
- (3) Dog recreation area.

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.

Staff Recommendation, should CPC move to approve a planned development district:

(C) If compliant with Section 51P-____.113, minimum parking is required in accordance with Section 51A-4.1107

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

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

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

(b) For a development bonus project:

- (1) trees within the street buffer zone must be planted at a rate of one for every 30 feet on center; and
- (2) the minimum number of required landscape points is 50.

- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.113. DEVELOPMENT BONUS FOR MIXED INCOME HOUSING.

(a) Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section S-____.108.

(b) The density bonus in Section S-____108(b) apply only if five percent of residential units are made available to households earning between 61 percent to 80 percent of area median family income.

(c) Except as provided below, design standards are required per Chapter 51A-4.1107.

(1) Front yard fences may be up to six feet in height.

(2) A maximum of thirty-five percent of surface parking provided may be located between buildings and streets in the areas shown on the development plan.

(3) Ground level dwelling units are not required to have direct connections via sidewalk to streets subject to compliance with the requirements of Section 51P-____.109(c)(1).

SEC. 51P-____.114. SIGNS.

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

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, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

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(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.

Portion of DR Z834-123 Tract 6-A to be terminated

DEED RESTRICTIONS

841806

STATE OF TEXAS §

COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

A 0512 0 23.00 DEED
1 06/01/84

(3) That said above described Tract 6-A shall be subject to the following restrictions:

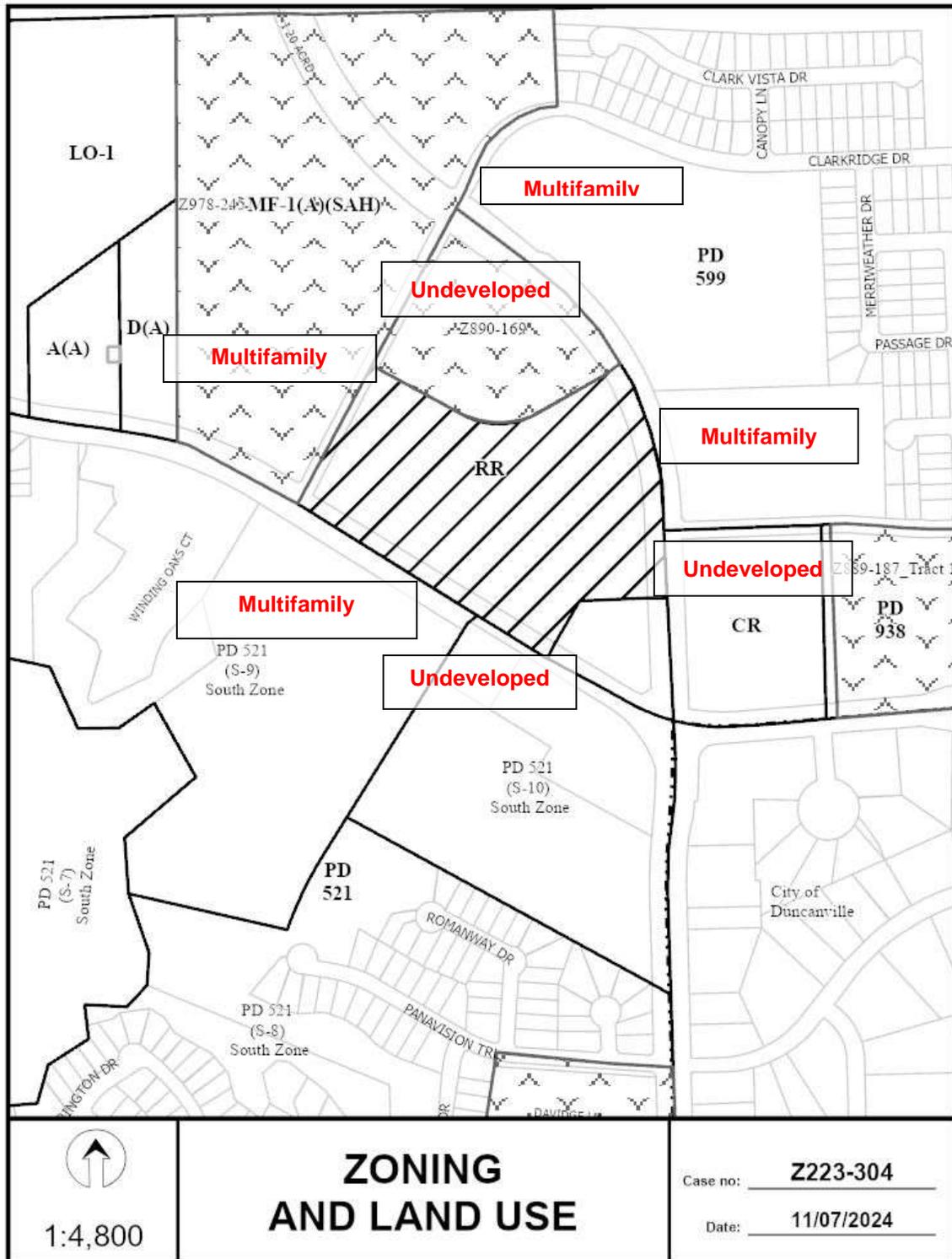
(a) That the floor area ratio shall be limited to 0.5 to 1 (0.5:1) floor area ratio.

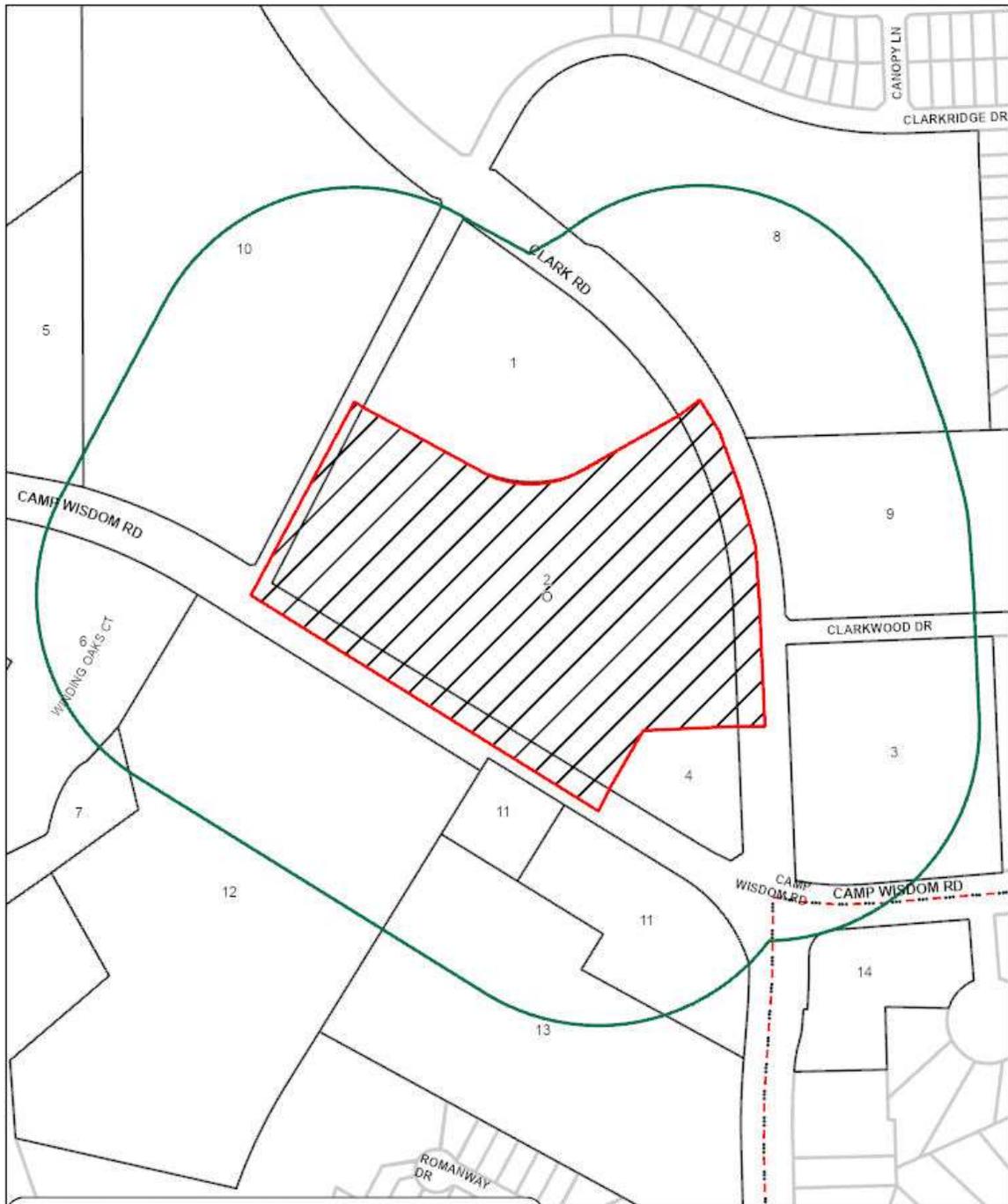
(b) That no building or buildings on said Tract 6-A shall exceed 6 stories or have a maximum height to exceed 84 feet.

(c) That no multiple family dwelling uses shall be permitted on said Tract 6-A.









14	Property Owners Notified (15 parcels)
1	Replies in Favor (1 parcel)
0	Replies in Opposition (0 parcels)
500'	Area of Notification
1/23/2025	Date

Z223-304
CPC



1:3,600

01/22/2025

Reply List of Property Owners

Z223-304

14 Property Owners Notified

1 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	8301 CLARK RD	SDS LEGACY LLC
O	2	8351 CLARK RD	ROSEBRIAR CAMP WISDOM LP
	3	1431 W CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
	4	8351 CLARK RD	RF & SONS PROPERTIES LLC
	5	7201 W CAMP WISDOM RD	MAI HUY THANH
	6	8600 CLARK RD	JDI INVESTORS LP
	7	8600 CLARK RD	PEOPLE & ANIMAL LAND SHARING
	8	6968 CLARKRIDGE DR	RIDGE PARC DEV CORP
	9	6855 CLARKWOOD DR	DALLAS HOUSING AUTHORITY
	10	7051 CLARKRIDGE DR	AT OWNER 1 LP
	11	8441 CLARK RD	CLARKWISDOM LLC
	12	7070 W CAMP WISDOM RD	RPMI 7070 W CAMP WISDOM ROAD
	13	8441 CLARK RD	EXTRA SPACE PROPERTIES 111 LLC
	14	700 N CLARK RD	NORTH CLARK EXECUTIVE LLC