

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 27, 2025

ACM: Robin Bentley

FILE NUMBER: Z-25-000046 / Z223-290(MP)

DATE FILED: June 29, 2023

LOCATION: East line of Marvin D Love Freeway, north of West Camp Wisdom Road

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 2.82 acres

CENSUS TRACT: 48113010906

REPRESENTATIVE: James McGee

OWNER/APPLICANT: Jorge Lariz c/o KTC Holdings LLC

REQUEST: An application for a new planned development district on property zoned NO(A) Neighborhood Office District.

SUMMARY: The purpose of the request is to allow for modified development standards from a base MF-1(A) Multifamily District primarily related to setbacks, density, height, lot size, lot coverage, and parking to develop the site with residential uses.

STAFF RECOMMENDATION: Denial.

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

BACKGROUND INFORMATION:

- The area of request is currently zoned NO(A) Neighborhood Office District.
- The applicant is requesting a Planned Development District with a MF-1(A) Multifamily base and specified development standards.
- Staff has significant concerns regarding quality of life on site with relation to highway orientation, isolation, and highway and aviation noise. The Office of Aviation has also reviewed the case and recommended denial of residential uses due to proximity to Dallas Executive Airport.

Zoning History:

There have been one zoning case in the area in the last five years.

1. **Z201-318:** On November 18, 2021, the City Plan Commission recommended Denial of an application for a MF-1(A) Multifamily District on property zoned NO(A) Neighborhood Office District, east line of Marvin D Love Freeway, north of West Camp Wisdom Road. **[Subject site]**

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
US 67 Access Road	Access Road (One Way)	Varies

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.

Regarding access, the project will require coordination and approval by TxDOT. At permitting, the applicant will be required to show there are no limitations to access, we will also facilitate the communication with TxDOT's Dallas District.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes 101, 108

STAFF ANALYSIS:

Comprehensive Plan:

The 2006 *forwardDallas! Comprehensive Plan* and the 2015 *Neighborhood Plus plan* call for neighborhoods with compatible land uses and increasing Dallas neighborhood's quality of life and safety. They call for achieving these by encouraging acceptable neighborhood scale and fostering walkable environments for housing. While the proposed rezoning adds additional housing, it would do so in an isolated and potential detrimental site. The highway-oriented area of request is isolated from neighborhood services and schools, and would be a location that could potentially be loud and out of scale.

The applicant's request is **not consistent** with the following 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.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability.

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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.2 Direct pedestrian routes to home, school or work.

NEIGHBORHOOD PLUS

Goal 4 Attract and Retain the Middle Class

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

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.

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 MF-1(A) 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 MF-1(A) District.

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

Land Use:

	Zoning	Land Use
Site	NO(A) Neighborhood Office District	Undeveloped
North	IR Industrial Research District with SUP No. 169 [Dallas Executive Airport]	Airport
Northeast	R-10(A) Single Family District	Single Family
East	R-10(A) Single Family District	Single Family
South	R-10(A) Single Family District	Single Family
Southwest	LI Light Industrial District with DR Z034-132	Undeveloped

West	CR Community Retail District	Undeveloped
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Land Use Compatibility:

The site is zoned as NO(A) Neighborhood Office and is situated between US 67 along its western side and a single family subdivision on its east side. The properties to the north and south are undeveloped, as are those across US 67. Farther south along US 67 is a retail strip center.

The size, orientation, and location of the property itself make it an unsuitable site for residential development due to the isolated, limited access nature of the site. The limiting of the site's access to the high speed, one way access road could have quality of life and safety impacts on the subject property. Overall, any residential use would be highly isolated from services and appropriate infrastructure such as schools, retail, and employment. The proximity to the US 67 freeway, in addition to being 3,000 feet from the Dallas Executive Airport runway, contribute to a potentially loud residential environment, with little buffering. The site is disconnected from arterial roads, and can only be accessed by highway. The site is also adjacent to LI Light Industrial zoning which permits the Industrial (Inside) use, which further makes it unsuitable for residential uses.

Although the site could currently be developed as an office with its current zoning, this use would likely have less in-and-out traffic flow. Additionally, office development would be less negatively affected by noise and visual impacts of the highway and airport, and as such office may be the preferable development format for this site. An office could also have a smaller footprint which could fit more appropriately within the existing setbacks and with respect to tree preservation. If desired, another commercial district like NS(A) Neighborhood Service or CR Community Retail may be appropriate for the site.

Development Standards:

(Changes from existing highlighted)

<u>DISTRICT</u>	SETBACKS		Unit density	FAR	Height	Lot Cvge.	Special Standards
	Front	Side / Rear					

Existing NO(A)	15' min No max	20' adj res Else 0'	N/A	0.5	30' 35' with sloped roof 2 stories	50%	RPS
MF-1(A) Base	15' min No max	SF: 0'/0' Duplex: 5'/10' Other: 10'/15'	SF: 1/3,000sqft D: 1/3,000sqft MF: Studio 1/1,000sqft 1br: 1/1,400sqft 2br: 1/1,800 sqft +br: +200 sqft	N/A	36'	60%	RPS
Proposed PD	15' min No max	0' / 0'	60 units total 1,000 sqft min lot size	N/A	36'	90%	None

Landscaping:

Landscaping and tree preservation must be provided in accordance with Article X, as amended. As a standard requirement, a tree survey must be provided for plats and permits. In that this property is known to support a large quantity of trees protected by city ordinance, it was strongly encouraged that the applicant should provide a tree survey to the city arborist prior to commencing any case to City Plan Commission for the consideration of possible improvements to the property in order to fully inform the applicant and the Commission, of the basic responsibilities for tree mitigation. This information may also further assist in how best to design improvements on the property to minimize other development costs.

Parking:

The applicant requests to modify required minimum parking to required two spaces per unit with an additional 0.25 spaces per unit for guest parking.

Should the body approve the proposed PD, staff recommends that parking default to base code. Staff would not recommend in favor of an arbitrary minimum requirement beyond base code.

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 Category “E” area.

Z-25-000046 / Z223-290(MP)

List of Officers

6714 Marvin D. Love Freeway

KCT Holdings, LLC

- Jorge Lariz, Sole Owner

CPC ACTION

JUNE 26, 2024

Motion: It was moved to recommend **approval** of a new planned development district on the east line of Marvin D Love Freeway, north of West Camp Wisdom Road.

Maker: Herbert
Second: Kingston

Amended Motion: It was moved to recommend **approval** of a new planned development district, subject to the applicant's requested conceptual plan and conditions with the following change: 75% lot coverage, on the east line of Marvin D Love Freeway, north of West Camp Wisdom Road.

Maker: Herbert
Second: Kingston
Result: Carried: 14 to 1

For: 14 - Drobinski, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Sims, Haqq, Hall,
Kingston, Rubin

Against: 1 - Forsyth
Absent: 0
Vacancy: 0

Notices: Area: 500 Mailed: 47
Replies: For: 0 Against: 5

Speakers: For: Daniel Parish, 400 N. St. Paul St., Dallas, TX, 75201

Asa Woodberry, 4001 Ross Ave., Dallas, TX, 75204

Against: Bill Betzon, 6717 Cliffwood, Dallas, TX, 75237

Danita Rabon, 6915 Richwood Dr., Dallas, TX, 75237

Michelle Vallon-Quinn, 7014 Richwood Dr., Dallas, TX,

75237

Gloria Newhouse, 6743 Richwood Dr., Dallas, TX, 75237

Arthur Rogers, 6830 Richwood Dr., Dallas, TX, 75237

Against (Did not speak): Alex Stein, 7509 Inwood Rd., Dallas, TX, 75039

APPLICANT'S REQUESTED CONCEPTUAL PLAN



APPLICANT'S REQUESTED CONCEPTUAL PLAN (ENLARGED)



APPLICANT'S REQUESTED 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 XX, 2025. (Ord. XXXXX)

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

PD XXXX is established on property on the east line of Marvin D Love Freeway and north of West Camp Wisdom Road. The size of PD XXXX is approximately 2.82 acres. (Ord. XXXXX)

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 a residential zoning district. (Ord. XXXXX)

SEC. 51P-XXXX.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit XXXXA: conceptual plan. (Ord. XXXXX)

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

Development and use of the Property must comply with the conceptual plan (Exhibit XXXXA). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. (Ord. XXXXX)

SEC. 51P-XXXX.106. DEVELOPMENT PLAN.

(a) For multifamily uses, a final plat may serve as the development plan.

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in the district. If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. XXXXX)

SEC. 51P-XXXX.107. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-1(A) District, subject to the same conditions applicable in the MF-1(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-1(A) Multifamily 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-1(A) Multifamily District is subject to DIR in this district; etc. (Ord. XXXXX)

SEC. 51P-XXXX.108. ACCESSORY USES.

(a) 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-XXXX.109. 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 MF-1(A) Multifamily District apply.

(b) Density. For multifamily uses, the maximum number of dwelling units is 60.

(c) Lot coverage. Maximum lot coverage for all buildings and structures is 75%.

(d) Minimum lot size. Minimum lot size for all buildings and structures is 1,000 square feet.

(e) Front yard. Minimum front yard setback is 15 feet.

(f) Side and rear yard. Minimum side and rear yard setback are 0 feet.

(g) Height. Maximum height of all buildings and structures is 36 feet and no more than 3 stories.

SEC. 51P-XXXX.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For multifamily uses, two off-street parking spaces are required per unit.

(c) For guest parking, 0.25 off street parking spaces per unit are required.

Staff's Recommendation in the event the body approve:

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

~~(b) For multifamily uses, two off-street parking spaces are required.~~

~~(c) For guest parking, 0.25 off-street parking spaces per unit are required.~~

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

See Article VI. (Ord. XXXXX)

SEC. 51P-XXXX.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

SEC. 51P-XXXX.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. XXXXX)

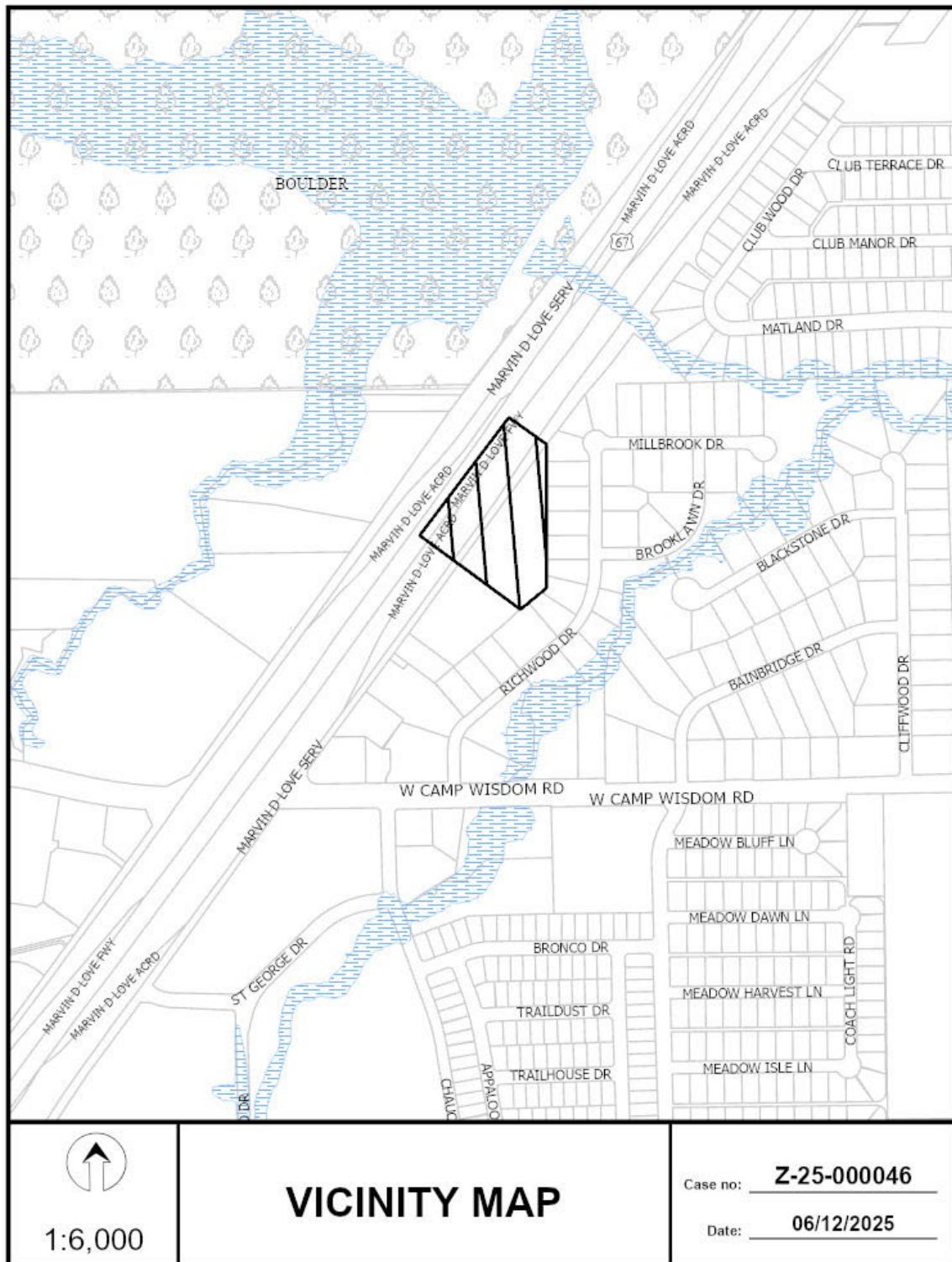
SEC. 51P-XXXX.114. ADDITIONAL PROVISIONS.

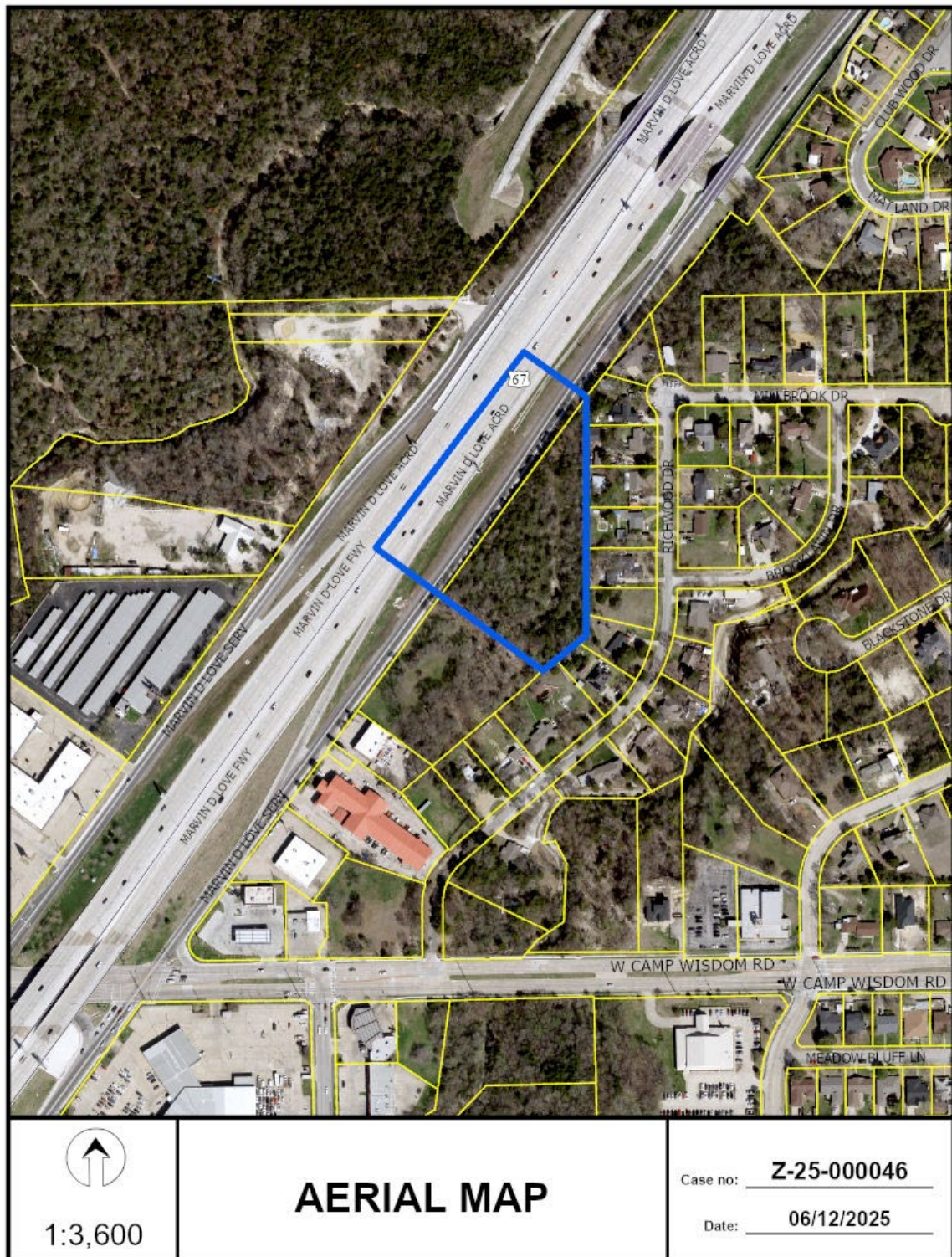
(a) The Property must be properly maintained in a state of good repair and neat appearance.

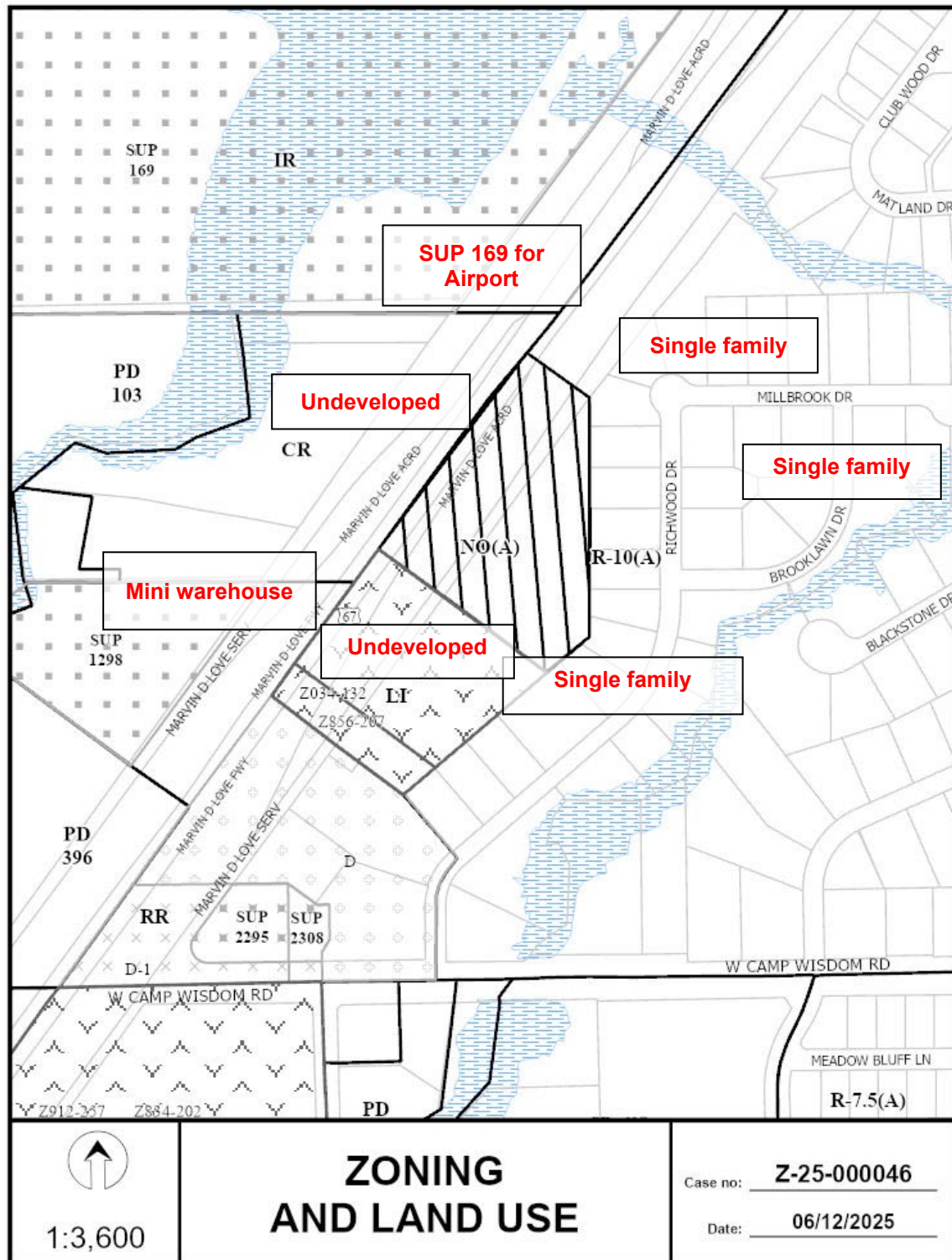
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. XXXXX)

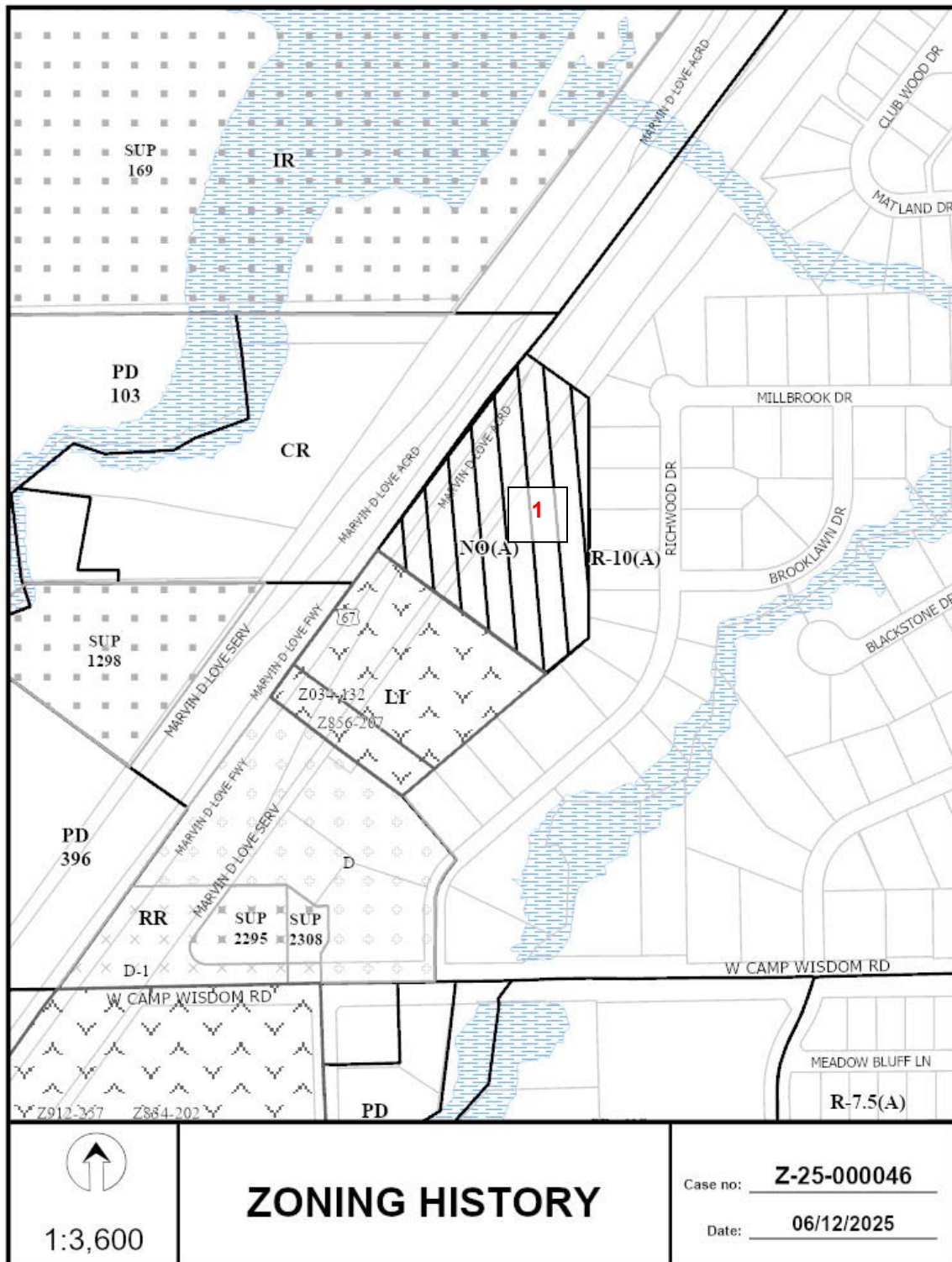
SEC. 51P-XXXX.115. COMPLIANCE WITH CONDITIONS.

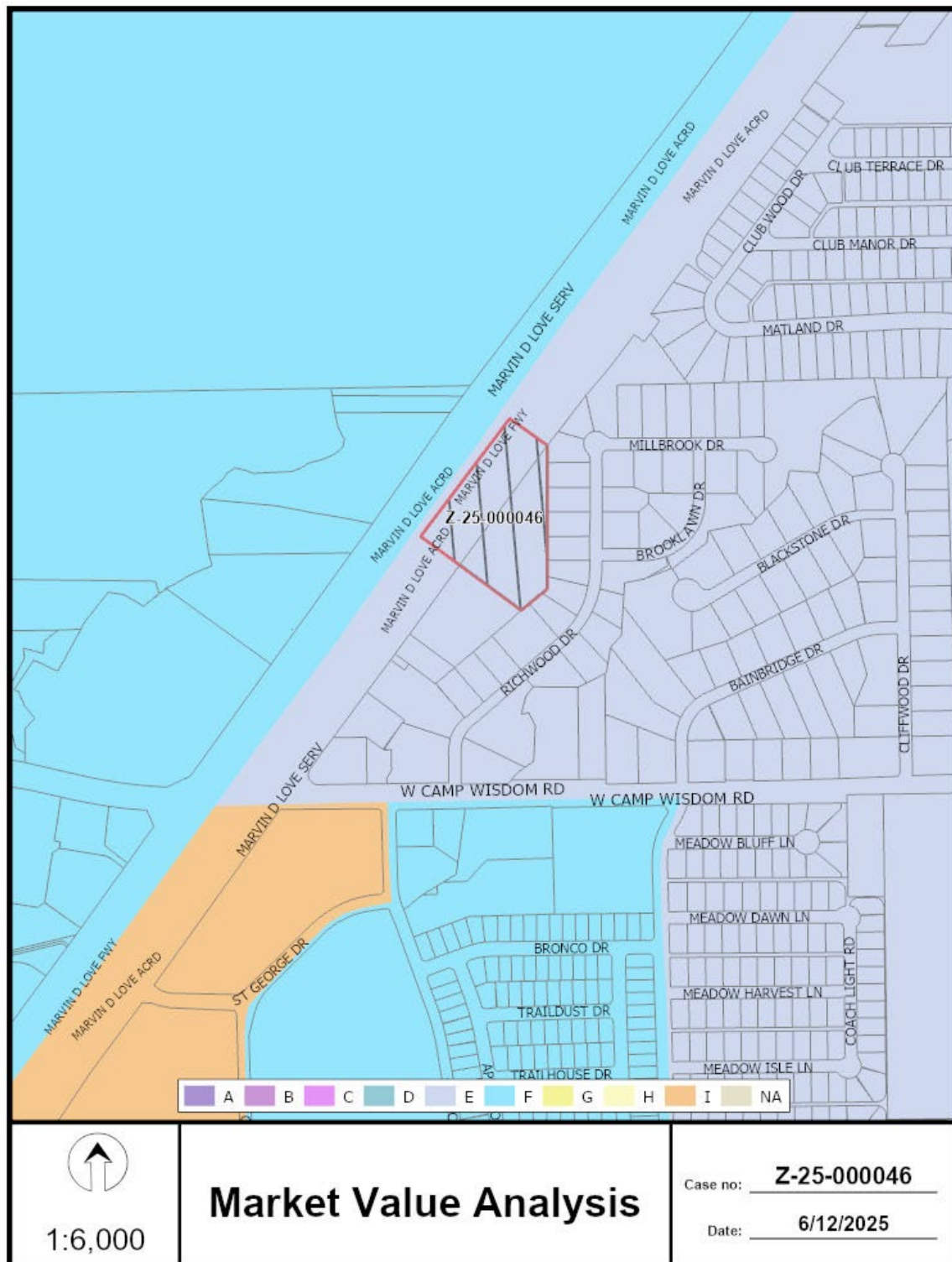
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of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













06/25/2025

Reply List of Property Owners***Z223-290******47 Property Owners Notified 0 Property Owners in Favor 5 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	6714 MARVIN D LOVE FWY	KCT HOLDINGS LLC
	2	6830 MARVIN D LOVE FWY	TEXAS MEZZANINE FUND INC
X	3	6915 RICHWOOD DR	Taxpayer at
	4	6825 RICHWOOD DR	GONZALEZ ARTURO &
	5	6817 RICHWOOD DR	NAVA MIGUEL
	6	6715 MARVIN D LOVE FWY	J&L RANCH LLC
	7	6711 MARVIN D LOVE FWY	CONCORD MISSIONARY
	8	2745 BLACKSTONE DR	BRITTON AMY
	9	2733 BAINBRIDGE DR	DANIELS FREDRICK A & EVELNY G
	10	2741 BAINBRIDGE DR	DANIELS FREDRICK A & EVELYN G
	11	2831 W CAMP WISDOM RD	TRUITT CHANEL LYNN & ROMOND
	12	2833 W CAMP WISDOM RD	SPRINGFUL PROPERTIES LLC
	13	6948 MARVIN D LOVE FWY	AMIT INVESTMENTS INC
	14	7007 RICHWOOD DR	PAIGE ALICE
X	15	6923 RICHWOOD DR	DOMINGUEZ BLANCA E & KAREN
	16	6807 RICHWOOD DR	HOWARD JOSEPH & DELOUISE
	17	6743 RICHWOOD DR	NEWHOUSE GLORIA F
	18	6735 RICHWOOD DR	PEREZ HUMBERTO & MARIA
	19	6719 RICHWOOD DR	CASTANEDA BIANCA ELIZABETH R
	20	6711 RICHWOOD DR	LOPEZ DANIEL P & FRANCES
	21	6705 RICHWOOD DR	JIMENEZ LINDA
	22	6703 RICHWOOD DR	EDWARDS MICHAEL
	23	2829 MILLBROOK DR	DICKSON MORGAN
	24	2823 MILLBROOK DR	GOMEZ MARICRUZ &
	25	2815 MILLBROOK DR	FERGUSON HELEN
	26	2807 MILLBROOK DR	SANCHEZ SOSTENES &

06/25/2025

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	6718 BROOKLAWN DR	RAMIREZ FELIPE J
	28	6806 RICHWOOD DR	A1 TEXAS BUILDERS LLC
	29	6814 RICHWOOD DR	HOWARD JOSEPH L &
	30	6822 RICHWOOD DR	CASTILLO GUILIBALDO
	31	6830 RICHWOOD DR	Taxpayer at
	32	6906 RICHWOOD DR	BELLAMY TIMOTHY D
X	34	2826 MILLBROOK DR	HERNANDEZ PRISCILLA VILLALBA
	35	2816 MILLBROOK DR	TORRES VALENTINA
	36	2808 MILLBROOK DR	NUTSON JOHNNY R
	37	6719 BROOKLAWN DR	ZUNIGA JUANITA ALCALA
	38	6727 BROOKLAWN DR	MACIAS SOCORRO
X	39	6734 RICHWOOD DR	KIZZIA RHONDA G
	40	6718 RICHWOOD DR	COLLINS WILLIE C
	41	7011 MARVIN D LOVE FWY	ALAMO SELF STOR PTNRS II
	42	6808 PASTOR BAILEY DR	CONCORD MISSIONARY
	43	6940 MARVIN D LOVE FWY	ESHEL PROPERTY LLC
	44	5787 S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
	45	4831 S HAMPTON RD	SERVION
	46	4831 S HAMPTON RD	MODERN AERO OF TEXAS
	47	4831 S HAMPTON RD	J C AVIATION INV
X	A1	7014 RICHWOOD DR	Taxpayer at