

FILE NUMBER: M234-003(DM)

DATE FILED: October 18, 2023

LOCATION: Northeast corner of Skillman Street and East Lovers Lane

COUNCIL DISTRICT: 9

SIZE OF REQUEST: ± 7.29 acres

CENSUS TRACT: 48113007903

REPRESENTATIVE: James Kuhlmann

OWNER/APPLICANT: Zion Lutheran Church of Dallas

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 1053.

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1053>

BACKGROUND INFORMATION:

- On May 12, 2021, the Dallas City Council established Planned Development District No. 1053, by Ordinance No. 31856 for a private school and main uses permitted in an R-7.5(A) Single Family District.
- For a private school, development and use of the Property must comply with the development plan (Exhibit 1053A). For all other permitted uses, no development plan is required.
- On January 18, 2024, City Plan Commission held this item under advisement.
- On February 15, 2024, City Plan Commission determined that the request met the requirements for a minor amendment and approved the request.
- On February 23, 2023, a request to appeal the decision of the city plan commission to city council was received from an owner of real property within the notification area [in accordance with Sec. 51A-4.702(h)(5)(C), provided below for reference].

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS.

(h) Amendments to the development plan.

(5) Appeals.

(C) Public notice procedure. An applicant or owner of real property within the notification area may appeal the decision of the city plan commission to the city council. An appeal must be requested in writing within 10 days after the decision of the city plan commission. City council shall decide whether the city plan commission erred, using the same standards that the city plan commission used. Appeal to the city council is the final administrative remedy available.

REQUEST DETAILS:

The applicant is requesting a minor amendment to the development plan in order to construct a paved game/sports court. Currently, the northeast corner of the parking lot (adjacent to the proposed sport court) is being utilized by the students for playing basketball and other activities that require a hard surface. The proposed game/sports court is to be constructed just north of parking lot within the area designated “Existing Play Fields” on the approved development plan.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendments comply with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor

amendment [in accordance with Sec. 51A-4.702(h)(1)(A-D), provided below for reference], the plan shall be approved.

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS.

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property;

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

City Plan Commission and staff have determined that the request meets the minor amendment criteria for a development plan and does not violate other applicable code requirements.

List of Officers

Jeff Steele - President
James Kuhlmann - VP/President Elect
Bryan Wendt - Immediate Past President
Paul Van der Meer - Secretary
Daniel Kruger - Treasurer

CPC Action
February 15, 2024

Motion: It was moved to **approve** a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally on the northeast corner of Skillman Street and East Lovers Lane.

Maker: Sleeper
Second: Treadway
Result: Carried: 9 to 5

For: 9 - Chernock, Herbert, Blair, Sleeper, Housewright,
Treadway, Hall, Kingston, Rubin

Against: 5 - Hampton, Forsyth, Carpenter, Wheeler-Reagan,
Haqq

Absent: 1 - Shidid

Vacancy: 0

Speakers: For: Marcus Wood, 5335 Ridgelawn Dr., Dallas, TX, 75214
Kara Carter, Address not given
Charles Green, 9541 Windly Hill Rd., Dallas, TX, 75238
Shannon McCracken, Address not given
Alison O'Halloran, 6934 Alexander Dr., Dallas, TX, 75214
Margot Choi, 6112 E. Lovers Ln., Dallas, TX, 75214
Michael Halla, 187 Rolling Ct., Lancaster, TX, 75146
Jeff Thorman, 4106 Eider Dr., McKinney, TX, 75072
For (Did not speak): James Kuhlman, 7216 Clemson Dr., Dallas, TX, 75214
Russell Treece, 5203 Vanderbilt Ave., Dallas, TX, 75206
Robert Preece, 10334 Cimmaron Trl., Dallas, TX, 75243
Against: Joseph Sarno, 6114 Town Hill Ln., Dallas, TX, 75214
Alevtina Sarno, 6114 Town Hill Ln., Dallas, TX, 75214

M234-034(DM)

CPC Action
January 18, 2024

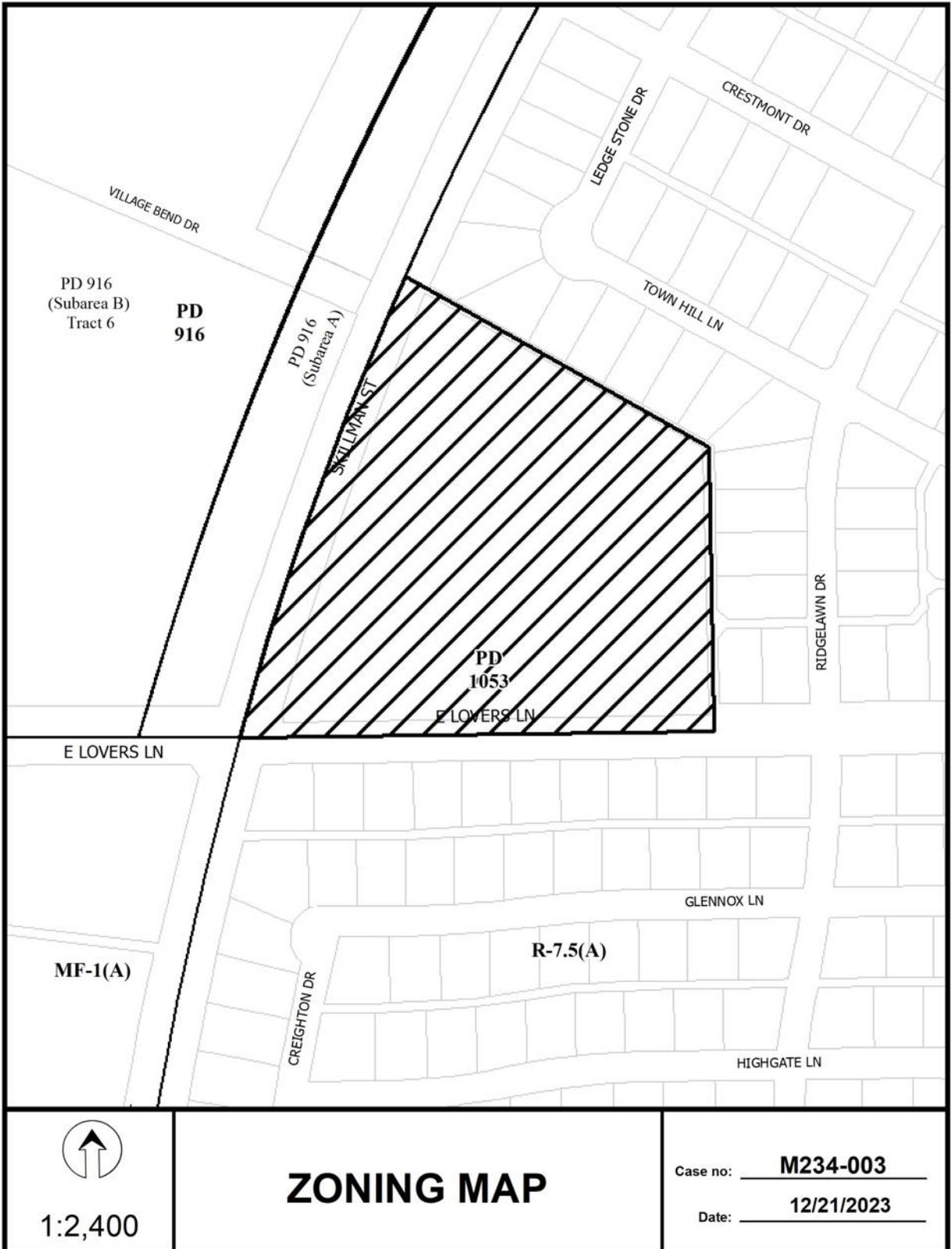
Motion: In considering an application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally located on the northeast corner of Skillman Street and East Lovers Lane, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Sleeper
Second: Hampton
Result: Carried: 11 to 3

For: 11 - Hampton, Shidid, Carpenter, Wheeler-Reagan,
Blair, Sleeper, Treadway, Haqq, Hall*, Kingston,
Rubin

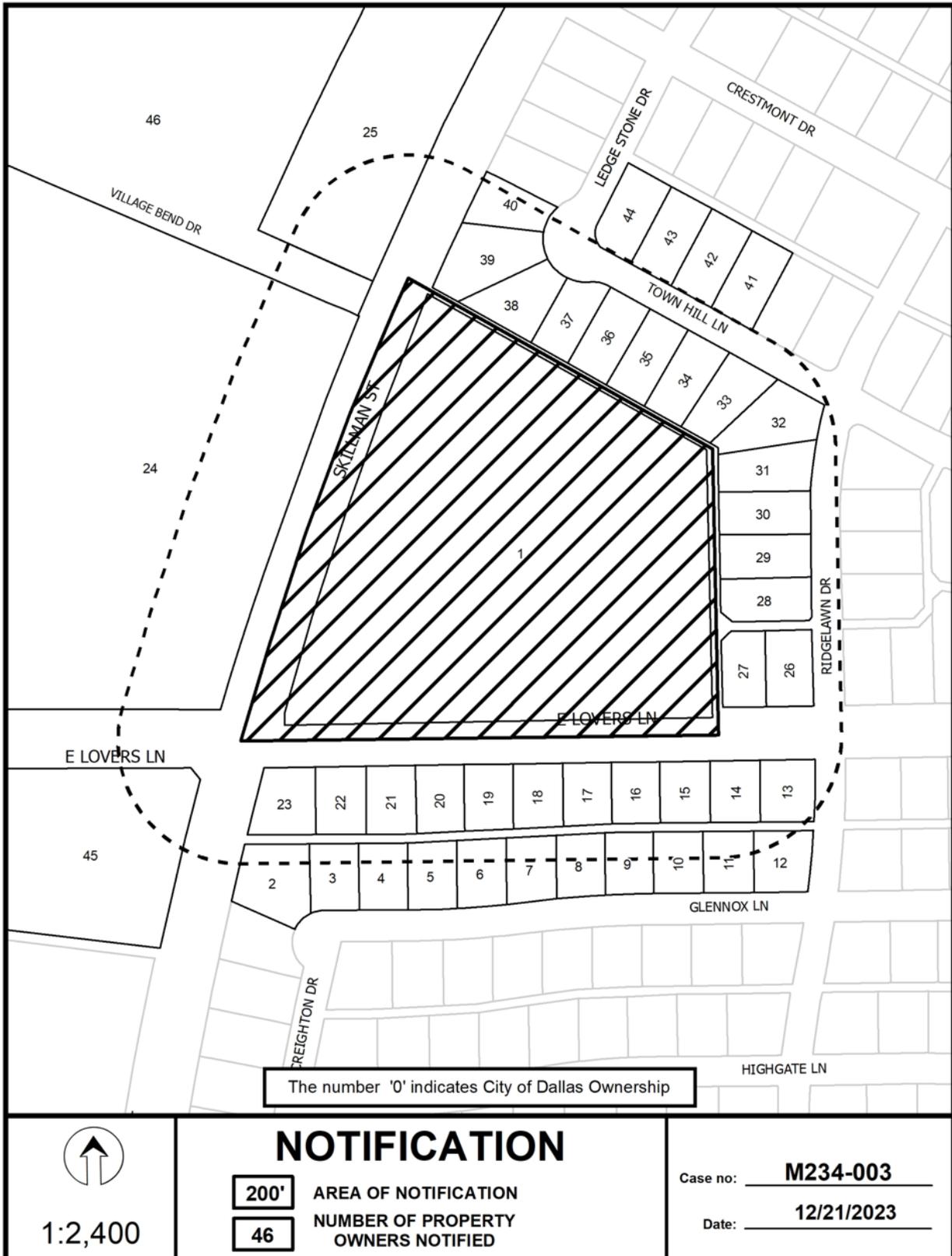
Against: 3 - Chernock, Herbert, Housewright
Absent: 0
Vacancy: 1 - District 4

Speakers: For: James Kuhlman, 7216 Clemson Dr., Dallas, TX, 75214
Marcus Wood, 5335 Ridgelawn DR., Dallas, TX, 75214
Bryan Wendt, 226 Suntide Dr., Sunnyvale, TX, 75182
Jeff Thorman, 4106 Eider Dr., McKinney, TX, 75072
Amber Cordova, Address not given
For (Did not speak): Kay Trout, 6126 Town Hill, Dallas, TX, 75214
Adam Helm, 6135 Glennox Ln., Dallas, TX, 75214
Against: Joseph Sarno, 6114 Town Hill Ln., Dallas, TX, 75214
Allie Sarno, 6114 Town Hill Ln., Dallas, TX, 75214





Aerial Map



12/21/2023

Notification List of Property Owners***M234-003******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6121 E LOVERS LN	ZION LUTHERAN CHURCH
2	5123 CREIGHTON DR	WYMAN ROBERT &
3	6105 GLENNOX LN	PAULINO JOSE & NAOMI L
4	6111 GLENNOX LN	WYATT JOHN ROBERT &
5	6117 GLENNOX LN	VAUGHN JAMES O & PATSY
6	6123 GLENNOX LN	METW HOLDINGS LLC
7	6129 GLENNOX LN	SILVER GABRIELA
8	6135 GLENNOX LN	HELM ADAM
9	6141 GLENNOX LN	TEJAS 93 INVESTMENTS LTD
10	6147 GLENNOX LN	WILLIAMS JACKSON TODD
11	6153 GLENNOX LN	HIGGINBOTHAM ROBERT M &
12	6161 GLENNOX LN	BAYLOR CHASE & AMY
13	6168 E LOVERS LN	HIMES JOANN
14	6160 E LOVERS LN	VELA AUSTIN MIKEL &
15	6154 E LOVERS LN	BUCHANAN KELSEY R &
16	6148 E LOVERS LN	GILBERT LILLIAN TRUST
17	6142 E LOVERS LN	POHLI LAURA ANNE
18	6136 E LOVERS LN	BURNS DAVID LEITER
19	6130 E LOVERS LN	ORSOY SELIN
20	6124 E LOVERS LN	LAI WENDY
21	6118 E LOVERS LN	BLACK JOHN KEITH
22	6112 E LOVERS LN	CHOI MARGOT BLAIR & BRIAN JOHN
23	6106 E LOVERS LN	DAVIS TIMOTHY
24	6060 VILLAGE BEND DR	DALLAS VILLAGE GREEN LLC
25	6071 VILLAGE BEND DR	FM VILLAGE FIXED RATE LLC
26	6167 E LOVERS LN	Taxpayer at

M234-034(DM)

12/21/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6161 E LOVERS LN	HAZLETT PAULINE EST OF
28	5315 RIDGELAWN DR	Taxpayer at
29	5321 RIDGELAWN DR	ABUHAMAD KARIM &
30	5327 RIDGELAWN DR	PRASSE ERIC
31	5335 RIDGELAWN DR	WOOD MARCUS LIFE EST
32	6132 TOWN HILL LN	CANNON SARAH
33	6126 TOWN HILL LN	TROUTT KAY S
34	6120 TOWN HILL LN	TUBB FRANCES
35	6114 TOWN HILL LN	Taxpayer at
36	6108 TOWN HILL LN	RITTER ALEXANDRA E
37	6102 TOWN HILL LN	BOYINGTON KELLY RENEE
38	6100 TOWN HILL LN	FINE JAMES TIM & REBECCA A
39	5407 LEDGESTONE DR	WIEGERT JAMES S & MAUREEN O
40	5411 LEDGESTONE DR	BOYLE JERRAD M
41	6121 TOWN HILL LN	MCLEAN EMMA DELANEY &
42	6115 TOWN HILL LN	JANOUSEK GEORGIA ANN LIFE EST
43	6109 TOWN HILL LN	SCHAUB WILLIAM G & PATRICIA M
44	6103 TOWN HILL LN	GRIFFITH CATHLEEN
45	6044 E LOVERS LN	RESERVE WP LLC &
46	6061 VILLAGE BEND DR	FM VILLAGE FIXED RATE LLC