

FILE NUMBER: D223-012(TB) **DATE FILED:** September 20, 2023
LOCATION: East line of North Central Expressway between North Carroll Avenue and North Haskell Avenue
COUNCIL DISTRICT: 2
SIZE OF REQUEST: ± 0.554 acres **CENSUS TRACT:** 48113000802

REPRESENTATIVE: William Dahlstrom, Jackson Walker L.L.P.
APPLICANT/OWNER: Urban Smart Growth, LP
REQUEST: An application for a development plan on property zoned Subdistrict 2E within Planned Development District No. 305.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 521:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=305>

BACKGROUND INFORMATION:

PLANNED DEVELOPED DISTRICT NO. 305 was established by Ordinance No. 20546, passed by the Dallas City Council on January 10, 1990.

Ordinance No. 20546 amended Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20546 was amended by Ordinance No. 21479, passed by the Dallas City Council on November 11, 1992; Ordinance No. 21508, passed by the Dallas City Council on December 9, 1992; Ordinance No. 22687, passed by the Dallas City Council on February 28, 1996; Ordinance No. 23572, passed by the Dallas City Council on June 24, 1998; Ordinance No. 23905, passed by the Dallas City Council on June 9, 1999; and Ordinance No. 24102, passed by the Dallas City Council on November 10, 1999. (Ord. Nos. 10962; 19455; 20546; 21479; 21508; 22687; 23572; 23905; 24102; 24826)

SEC. 51P-305.111. CONCEPTUAL PLAN. Development and use of the Property must comply with the conceptual plan (Exhibit 305A). Development in Subdistrict E1 must also comply with the Subdistrict E1 conceptual plan (Exhibit 305K). Development in Subdistrict E2 must also comply with the Subdistrict E2 conceptual plan (Exhibit 305M). (Ord. Nos. 21508; 23905; 24826; 27077; 31370)

SEC. 51P-305.112. DETAILED DEVELOPMENT PLAN. (a) When required under this subsection, an applicant for a permit or certificate of occupancy for work or a use on a building site in this district shall obtain approval of a new or amended detailed development plan as a prerequisite to issuance of the permit or certificate of occupancy. In the case of a building or structure already existing on the effective date of Ordinance No. 21508, a new or amended detailed development plan is required for any building site where the proposed work or use will increase the number of off-street parking spaces required to be located on that site. In Subdistrict E2, development plans may be submitted in phases.

REQUEST DETAILS:

The request seeks approval of a development plan for retail uses, which are allowed by right under the zoning classification of the property. The new development plan will allow for two new restaurants with covered patios, open space area and surface parking.

The Engineering Division of Development Services staff has no objection to the proposal of two new restaurants, open space area, and surface parking being developed on the property.

The city arborist reviewed the development plan and has no objection. Landscaping for the area of request is required per Article X and will be reviewed at permitting.

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed

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development plan complies with the applicable development standards for the property. The Dallas City Code requires that if the plan complies with the applicable development standards, the plan shall be approved

Staff recommends approval of the development plan, having determined that the request complies with the requirements set forth by Subdistrict E-2 within Planned Development District No. 305 and does not impact any other provisions of the ordinance permitting this.

List of Officers

LIST OF MANAGERS/OFFICERS/DIRECTORS

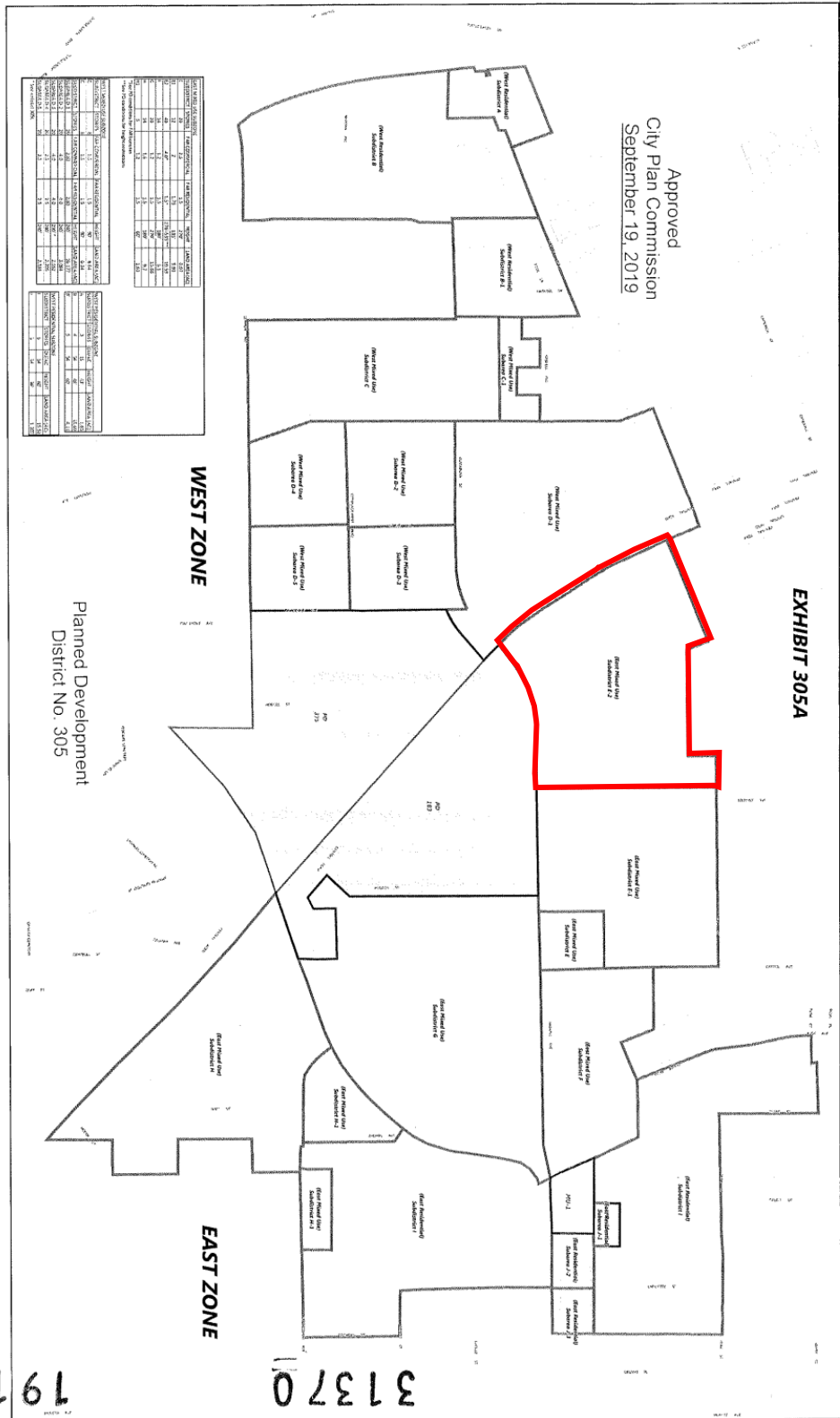
Urban Smart Growth, L.P.

General Partner: Urban Smart Growth GP LLC
Artemio De La Vega: President & Manager
(LLC: No Directors)

Central Carroll Interests LLC

Artemio De La Vega: President & Manager
(LLC: No Directors)

Conceptual Plan- Exhibit 305A



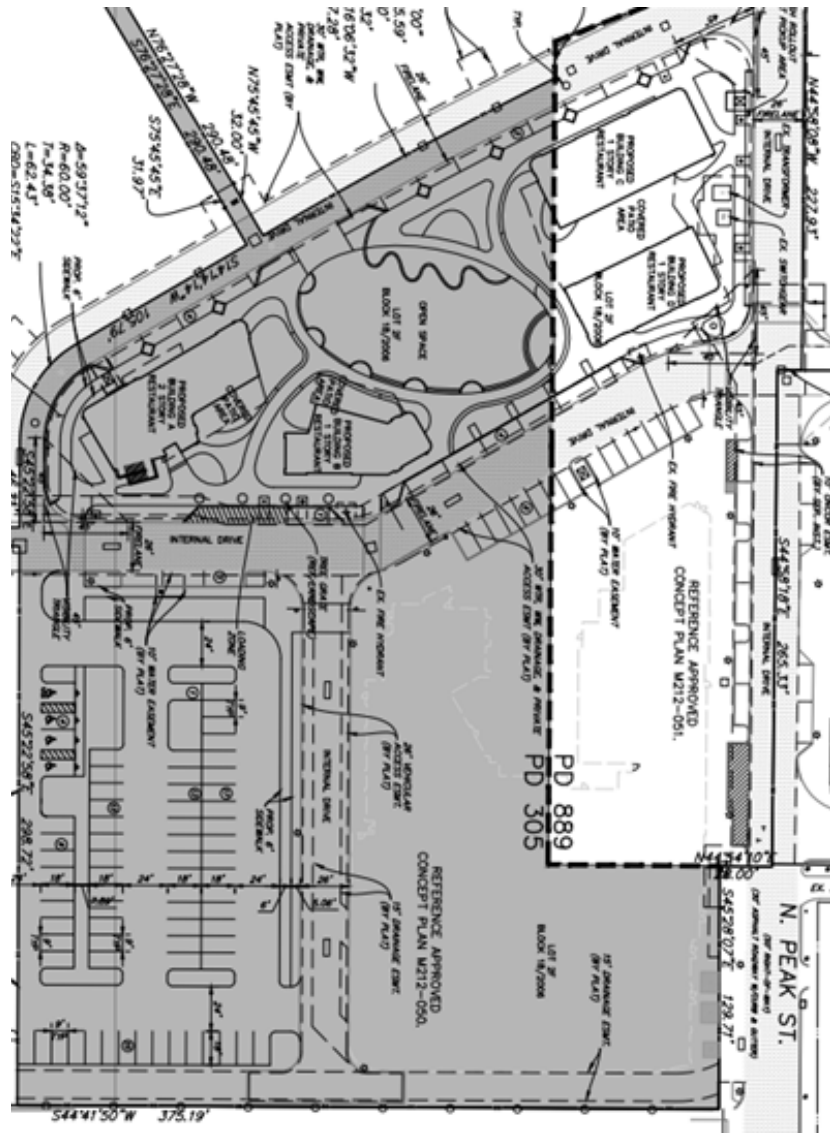
SCALE 1:250

PD 305 CONCEPTUAL PLAN (Contains both Subdistricts and Subareas)
 Subdistricts: A, B, B-1, C, E, E-1, E-2, F, G, H, H-1, I (within 2) non-contiguous locations)
 Subareas: C-1, D-1, D-2, D-3, D-4, D-5, J-1, J-2, J-3

Areas not a Part of PD 305

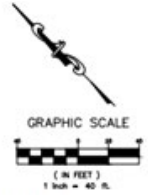
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Proposed Development Plan
[Enlarged]



Project Data Table	
Total Site Area	230,563 SF (4.834 Acres)
PD 305 Site Area	151,827 SF (3.485 Acres)
Use	Restaurant
Front Yard Setback	5'
Side/Rear Yard Setback	0'
Max Building Area	
Provided Building Area 'A'	6,020 SF
Provided Building Area 'B' Patio Area	1,342 SF
Provided Building Area 'W'	2,137 SF
Provided Building 'W' Patio Area	743 SF
Max Height	27'
Max Lot Coverage	80%
Provided Lot Coverage	7%
Max FAR	4.3
Provided FAR	0.113
Zoning	PD 305

Parking Data Table	
Zoning	PD 305
Parking Ratio	1:200
Building A' Patio SF	6,020 SF
Building A' Proposed Parking	30 Spaces
Building B' SF	1,017 SF
Building B' Proposed Parking	5 Spaces
Building W' SF	743 SF
Building W' Proposed Parking	4 Spaces
Proposed Parking Total	39 Spaces
ADA Parking Required	4 Spaces
ADA Parking Provided	3 Spaces + 1 Van Space (4 Spaces Total)



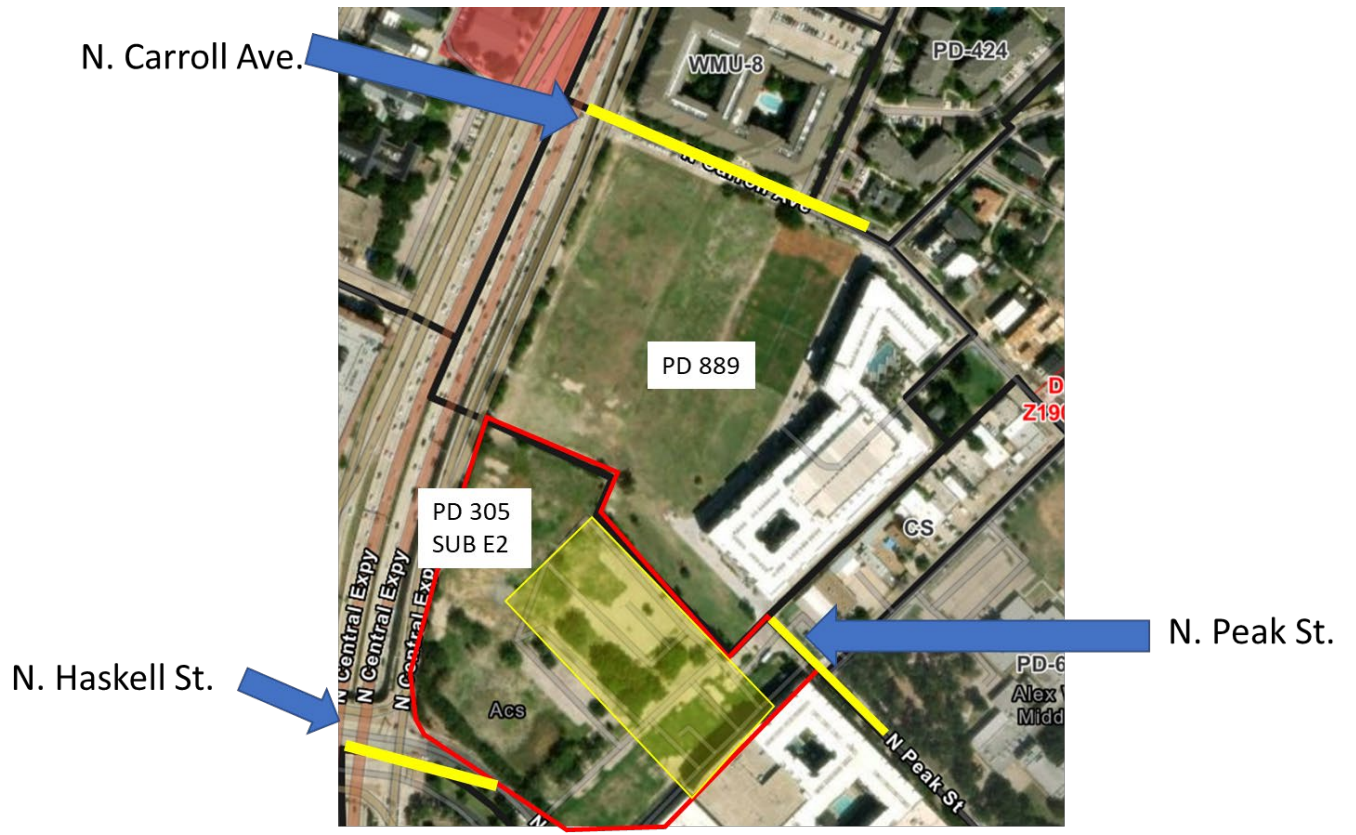
ENGINEER
URBAN STRATEGY
4222 MAIN ST
DALLAS, TX 75226
PHONE: (214) 396-2339
EMAIL: JRB@URBANSTRATEGY.US

DEVELOPER
DE LA VEGA DEVELOPMENT
4814 COLE AVENUE, SUITE 815
DALLAS, TX 75209
JORGE RAMIREZ
PHONE: 214-750-7688
EMAIL: JR@DELAVEGAGROUP.COM

SURVEYOR
URBAN STRATEGY
4222 MAIN STREET
DALLAS, TX 75226
DAVID MINTON, R.P.L.S.
PHONE: (214) 396-2339
DAVID@URBANSTRATEGY.US

DEVELOPMENT PLAN LEGEND

- EXISTING FINE LINE FOR SP-305
- PD DELINEATION LINE
- PARKING COUNT
- LIMITS OF LOT # WITH PD 305



Aerial View



