

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 28, 2024

ACM: Robin Bentley

FILE NUMBER: Z234-184(LG) **DATE FILED:** February 29, 2024

LOCATION: Southeast corner of South Cockrell Hill Road and Blue Ridge Boulevard.

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 5.395 acres **CENSUS TRACT:** 48113010807

REPRESENTATIVE: Maxwell Fisher, AICP, ZoneDev, LLC

APPLICANT: Palladium USA International, Inc.

OWNER: Cliffwood Church of Christ Inc. and Jim C. Johnson

REQUEST: An application for **(1)** a Planned Development Subdistrict for MF-2(A) Multifamily Family Subdistrict uses; and **(2)** termination of deed restrictions [Z767-200] on property zoned an NO(A) Neighborhood Office District and R-10(A) Single Family District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, lot size, density, height, and design standards to allow the development of a retirement housing use.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions.

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

BACKGROUND INFORMATION:

- The area of request is developed with a single-family structure on the southwest portion of the site.
- The north portion of the request area has deed restrictions [Z767-200], which prohibit residential uses including apartment developments. The applicant is proposing to terminate the restrictions to develop the site with a residential use.
- The applicant is proposing a PD for MF-2(A) Multifamily District uses to allow a 120-unit, four-story, retirement housing development.
- To ensure development is limited to a retirement housing development, the applicant proposes to prohibit the multifamily land use in the PD conditions proposed.
- The request for a PD is to allow modified development standards to the lot size, density, height, and design standards. The applicant is also requesting deviations pertaining to the location of parking, off-street loading, and a perimeter buffer zone.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South Cockrell Hill Road	Principal Arterial	100 feet Bike Plan
Blue Ridge Boulevard	Local Street	30 feet

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.3 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 5.1.3 Encourage complementary building height, scale, design, and character.

NEIGHBORHOOD PLUS PLAN

GOAL 4.3 ENHANCE NEIGHBORHOOD DESIRABILITY BY IMPROVING INFRASTRUCTURE, HOUSING STOCK, RECREATION AND SAFETY.

Land Use:

	Zoning	Land Use
Site	R-10(A) Single Family District and NO(A) Neighborhood Office District	Single family and undeveloped
North	R-10(A) Single Family District	Single family
Northeast	R-10(A) Single Family District	Single family
East	R-10(A) Single Family District	Public or private school
South	R-7.5(A) Single Family District	Undeveloped and park
West	R-7.5(A) Single Family District	Single family
Northwest	Planned Development No. 772 for R-7.5(A) Single Family District uses	Single family

Land Use Compatibility:

The area of request is approximately 5.395 acres and is dually zoned an R-10(A) Single Family District and an NO(A) Neighborhood Office District. South of the site is currently developed with a 1,392-square-foot single-family structure, which was constructed in 1950 per Dallas County Appraisal District records. The site is surrounded by single-family uses to the north and west, a public or private school to the east, and a vacant lot and park to the south.

The applicant requests a new planned development district with modified development standards related to density, height, and design standards to allow the development of a retirement housing use. The proposed land use would be complementary to the surrounding uses in the area, while introducing a new variety of housing not available in the vicinity of the site. In terms of varying from the base zoning, variations to yard, lot, and space regulations and design standards in the proposed PD conditions would tie to the retirement housing use, only permitting base district development otherwise. Staff supports the request because the proposed use will add diversity of housing in an appropriately designed development.

Although staff has no objection to the applicant's requested land use, staff recommends including multifamily uses because the request is for a planned development with a MF-2(A) Multifamily base district.

Additionally, the site is currently subject to deed restrictions, which prohibit residential uses including apartment developments. The DRs were originally approved on July 20,

1977, under zoning case Z767-200. Staff supports the termination of these deed restrictions because it would allow the development of residential uses, which are suitable for the neighborhood.

Development Standards

Following are the development standards for the current NO(A) District and R-10(A) District and the proposed Planned Development District, which otherwise uses MF-2(A) District as a base.

District	Setback		Density	Height	Lot Cvrg.	Special Standards
	Front	Side/Rear				
Existing: NO(A)	15'	20' adj. to Res. OTHER: No min.	0.5 FAR	35' structure w/ gable, hip, or gambrel roof OTHER: 30' 2 stories	50%	Proximity Slope, Visual Intrusion, Screening
Existing: R-10(A)	30'	6' single family OTHER: Side: 10' Rear: 15'		30'	45% Res. 25% Nonres	
Base: MF-2(A)	15'	0' single family 5' Side Duplex 10' Rear Duplex OTHER: 10' Side 15' Rear	Min. Lot: 1,000 sq. ft. 3,000 sq. ft. - Duplex 800 sq. ft. - E 1,000 sq. ft. - 1 BR 1,200 sq. ft. - 2 BR +150 sq. ft. each add BR	36'	60% Res. 25% Nonres	Proximity slope
Proposed: PD (Retirement housing)**	15'	0' single family 5' Side Duplex 10' Rear Duplex OTHER: 10' Side 15' Rear	Max. dwelling unit: 120 No minimum lot size	60' 4 stories	60% Res. 25% Nonres	Development is exempt from RPS regulations

**Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

Per Sec. 51A-4.401(a)(6), if a blockface is divided by two or more zoning districts, the front yard for the entire blockface must comply with the requirements of the district with the greatest front yard requirement. There are lots along Blue Ridge Boulevard that are zoned an R-10(A) District to the east; therefore, the 30-foot front yard of this district would be imposed on the proposed PD parcel northern frontage. There are lots along South Cockrell Hill Road that are zoned an R-7.5(A) District to the south; therefore, the 25-foot

front setback yard of this district would be imposed on the proposed PD parcel western frontage. Instead, the PD conditions and plan allow for a development with a 15-foot setback, which is the base of the multifamily district. Planned parking per the development plan would not be required in the larger front yard required by the block continuity standard. Therefore, a provision allowing parking in the front yard has been included in the PD conditions.

Under the base MF-2(A) District, minimum lot area per dwelling unit for one bedroom is 1,000 square feet and 1,200 square feet for a two bedroom. Based on the lot area, 219 dwelling units of a combination of one and two bedrooms would be permitted. However, the applicant is proposing a 45% deviation reduction to only permit a max of 120 units. Additionally, under the base MF-2(A) District, retirement housing has a density restriction of 55 dwelling units per net acre. Based on the 5.395 acres, approximately 296 dwelling units would be allowed on the site. However, the applicant is proposing to deviate from base and reduce the max density to 120 units.

Under the base MF-2(A) District, residential proximity slope would limit height on portions of the site to 26 feet due to sites of origination to the east and south. The applicant is proposing to deviate from base and eliminate the RPS requirements because at 60 feet-in-height, the proposed building would have to be located 180 feet from the eastern and southern property lines to comply with the standard three-to-one ratio for adjacency to a single-family district. Additionally, the maximum height is 36 feet for the MF-2(A) District with up to 12 feet in specific projections permitted by code. The applicant requests 60 feet total with no RPS.

Design Standards

Staff recommends the following design standards within the new planned development district: bicycle racks, benches, and trash receptables are required along each street frontage. Additionally, unobstructed sidewalks are required along all street frontages, with a minimum width of six feet and a minimum five-foot-wide buffer. Pedestrian scale lighting must be provided at regular intervals along all building facades facing a public street. The applicant does not agree with the sidewalk along South Cockrell Hill due to a detention pond planned along this frontage. The applicant does not agree with the addition of any pedestrian amenities including pedestrian scale lighting. Finally, façade articulation and transparency standards are incorporated for the Blue Ridge Boulevard street frontage, where the building will front.

Landscaping:

Landscaping will generally be provided in accordance with the landscaping requirements of Article X, as amended. The applicant is requesting to not require a residential buffer zone along the eastern property line because the property is adjacent to a driveway of a school and a sliver of undeveloped land to the east. A residential buffer would still be required along the south property line since the adjacent property is residential.

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The off-street parking requirement for retirement housing is one space per dwelling unit or suite. This would require a minimum of 120 spaces for the 120 maximum units. Per the development plan submitted, 180 parking spaces will be provided. The off-street loading requirement for retirement housing is two spaces for 100,000 to 300,000 square feet of structure floor area. The total building floor area exceeds the threshold of 100,000 square feet; therefore, two loading spaces are required. The applicant is requesting to reduce the required number of loading spaces to be one space.

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 currently within an "F" MVA area.

List of Officers and Directors

Property Owners:

Cliffwood Church of Christ, Inc, a domestic nonprofit organization

Godfrey White, President

Thomas Melton Jr., Vice President/Minister

Jim C. Johnston, an individual

Applicant:

Palladium USA International, Inc.

Thomas Huth, President and CEO

Riva Switzerland, Inc.

Cody Hunt, authorized representative

CPC Action
July 11, 2024

Motion: In considering an application for 1) a Planned Development Subdistrict for MF-2(A) Multifamily Family Subdistrict uses; and 2) the termination of deed restrictions [Z767-200] on property zoned an NO(A) Neighborhood Office District and an R-10(A) Single Family District, on the southeast corner of South Cockrell Hill Road and Blue Ridge Boulevard, it was moved to **hold** this case under advisement until August 22, 2024.

Maker: Herbert
Second: Hampton
Result: Motion was withdrawn

Note: The Commission did not vote after first motion was made, it was tabled to be heard later in the meeting. Item #21., ID #24-2135, Z234-188(LG) was heard next.

Motion II: It was moved to recommend **approval** of 1) a Planned Development Subdistrict for MF-2(A) Multifamily Family Subdistrict uses; and 2) the termination of deed restrictions [Z767-200], subject to applicant requested conditions regarding Section 106, staff's recommended conditions regarding Section 112 with the following changes: 1) a detention pond must also be used for retention and must include (a) a water fountain feature or (b) trees, ornamental grasses, or shrubs every 40 liner feet of the retention and detention pond; 2) a wrought iron fence is required around the detention pond, and a development plan, on property zoned an NO(A) Neighborhood Office District and an R-10(A) Single Family District, on the southeast corner of South Cockrell Hill Road and Blue Ridge Boulevard.

Note: Commissioner Hampton offered a Friendly amendment to add conditions regarding detention pond standards, regarding the landscape as revise tree provisions as follows “Trees, ornamental grasses, or shrubs every 40 feet of the retention and detention pond. Commissioner Herbert, maker of the motion, and Commissioner Hampton, the seconder, both accepted the amendment.

Maker: Herbert
Second: Hampton
Result: Carried: 15 to 0

For: 15 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Eppler, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 0
Vacancy: 0

Notices: Area: 500

Mailed: 48

Replies: For: 1

Against: 1

Speakers: For: Maxwell Fisher, 2502 Grandview Dr., Richardson, TX 75080
Tom Huth, 13455 Noel Rd., Dallas, TX 75240
Keith Pomykal, 13455 Noel Rd., Dallas, TX 75240
Jeanette Berry, 7202 S. Westmoreland Rd., Dallas, TX 75237
Alexia Crawford, 3606 Copper Hill Development
Thomas Melton, 4630 Exchange Service Dr., Dallas, TX 75236
Against: Curtis Redmon, 3522 Guadalupe Ave., Dallas, TX 75233

Existing Deed Restrictions to be Terminated

780041

STATE OF TEXAS
COUNTY OF DALLAS

DEED RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS

THAT the undersigned, THOMAS J. RITTER, JR., BOBBY L. JONES, and FRANCES CHRISTOFFERSON, are the owners of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the William M. Crow Survey, Abstract No. 298, City Block 6960 City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to THOMAS J. RITTER, JR., BOBBY L. JONES and FRANCES CHRISTOFFERSON, by JAMES L. STANDLEY by Deed dated the 23rd day of May 1974 and recorded in Volume 74103 Page 2031 in the Deed Record, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the South line of Blue Ridge Road (a 30 ft. R.O.W.) with the East line of Cockrell Hill Road (a variable width R.O.W.) said point being the Northeast corner of a 0.294 acre tract conveyed to the County of Dallas by James L. Standley by Right-Of-Way Deed dated 7-10-73, filed 7-31-73 and recorded in Volume 73150, Page 1559, D.R.D.C.T. an iron stake found for corner;

THENCE North 89 deg. 44 min. East with the Said south line of Blue Ridge Road a distance of 523.36 feet to the Northwest corner of a right of way easement from James L. Standley et ux to the City of Dallas, dated 6-10-67 filed 6-22-67 recorded in Volume 67123, page 0722, D.R.D.C.T. an iron stake for corner;

THENCE South 0 deg. 16 min. East with the West line of said easement a distance of 15 ft. an iron stake for corner;

THENCE North 89 deg. 44 min. East with the South line of said right-of-way easement a distance of 21.45 ft. an iron stake for corner;

THENCE South 00 deg. 41 min. West a distance of 285.00 feet to an iron stake found for corner;

THENCE North 89 deg. 53 min. 30 sec. West a distance of 495.48 feet to a point in the East line of Cockrell Hill Road as widened, said point being in a curve to the left having a central angle of 15 deg. 01 min. 37 sec. a radius of 1063 feet with a tangent bearing North 3 deg. 44 min. 43 sec. West an iron stake for corner;

THENCE Northerly with the East line of Cockrell Hill Road a distance of 278.79 feet to an iron stake for corner;

THENCE North 43 deg. 16 min. 39 sec. East a distance of 12.18 feet an iron stake found for corner;

THENCE North 00 deg. 16 min. West a distance of 15.00 feet to the place of beginning, and containing 3.556 acres of land.

That the undersigned, THOMAS J. RITTER, JR. BOBBY L. JONES and FRANCES CHRISTOFFERSON, do hereby impress all of the ~~following~~ ^{foregoing} described property with the following deed restrictions, to-wit:

Existing Deed Restrictions to be Terminated (Continued)

780041

Residential uses including apartment development
are excluded and prohibited.

These restrictions shall continue in full force and effect
for a period of twenty-five (25) years from the date of execution and
shall automatically be extended for additional periods of ten (10) years
unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated
without a public hearing before the City Plan Commission and the City
Council of the City of Dallas. Notice of such public hearings shall be
given as would be required by law for a zoning change on the property
described herein.

The restrictions contained herein are not in any manner
intended to restrict the right of the City Council of the City of Dallas
to exercise its legislative duties and powers insofar as zoning of the
property is concerned.

These restrictions inure to the benefit of the City of Dallas,
and the undersigned owners hereof do hereby grant to the City of Dallas,
the right to prosecute, at law and in equity, against the person violating
or attempting to violate such restrictions, either to prevent him from
so doing and to correct such violation and for further remedy, the City
of Dallas may withhold the Certificate of Occupancy necessary for the
lawful use of the property until such restrictions described herein are
fully complied with.

These restrictions are hereby declared covenants running
with the land and shall be fully binding upon all persons acquiring
property within the above described tract, and any person by acceptance
of title to any of the above described property shall thereby agree and
covenant to abide by and fully perform the foregoing restrictions and
covenants.

EXECUTED this the 1st day of December 1977

John J. Ritter, Jr.
THOMAS J. RITTER, JR.

Bobby R. Jones
BOBBY R. JONES

Frances Christofferson
FRANCES CHRISTOFFERSON

Existing Deed Restrictions to be Terminated (Continued)

780041

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public, in and for Dallas County, Texas, on this day personally appeared, THOMAS J. RITTER, JR., BOBBY L. JONES and FRANCES CHRISTOFFERSON, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1 day of Dec-

1977 Dec. 78
My commission expires

W. L. Marquard
Notary Public-Dallas County, Texas

Approved and notarized
by

By Robert P. Becker
Notary Public

CPC-RECOMMENDED CONDITIONS

ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on _____. (Ord. _____)

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

PD ____ is established on property located east of S. Cockrell Hill Road and south of Blue Ridge Boulevard. The size of PD _____ is approximately 5.395 acres. (Ord. _____)

SEC. 51P-____.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 to be a residential district. (Ord. _____)

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit _A: development plan. (Ord. ____)

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

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

SEC. 51P-___.106. MAIN USES PERMITTED.

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

Staff's Recommendation:

(b) The following uses are prohibited:
Residential uses.
-- Multifamily

Applicant's Request and CPC Recommendation:

(b) The following uses are prohibited:
Residential uses.
-- Multifamily

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. (Ord. __)

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) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

(b) For retirement housing use:

- (1) Density. Maximum number of dwelling units is 120.
- (2) Height. Maximum structure height is 60 feet.

- (3) Lot size. No minimum lot size.
- (4) Stories. Maximum number of stories above grade is four.
- (5) Residential proximity slope. Development is exempt from residential proximity slope regulations.

SEC. 51P-__.109. 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.
 - (a) Off-street parking is permitted in the required front yards.
 - (b) For retirement housing use, a minimum of one off-street loading space is required.

SEC. 51P-__.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord.)

SEC. 51P-__.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X except as provided in this article.
- (b) A residential buffer zone is not required along the eastern property line.
- (c) Plant materials must be maintained in a healthy, growing condition. (Ord.)

SEC. 51P-__.112. DESIGN STANDARDS FOR RETIREMENT HOUSING USE.

- (a) Sidewalks
 - (1) At each intersection of driveway and sidewalk, crosswalks must be constructed of a material that differs in finish and color from that of vehicular ingress and egress driveways.

(2) Sidewalks must be continuous and level across all driveways and curb cuts and designed to be at the same grade as the existing sidewalk, subject to approval of the director.

Staff & CPC Recommendation:

(3) A minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along Blue Ridge Boulevard **and South Cockrell Hill Road.**

(b) **Pedestrian amenities.** Along each street frontage, a minimum of two of each of the following pedestrian amenities must be provided:

- (1) Benches.
- (2) Trash receptacles.
- (3) Bicycle racks.

(c) **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. The design and placement of both the standards and fixtures must be approved by the director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(d) **A detention pond must also be used for retention and must include:**

- (1) A water fountain feature or
- (2) trees, ornamental grasses, or shrubs every 40 liner feet of the retention and detention pond;

Applicant's Request:

(3) A minimum unobstructed sidewalk width of six feet with a minimum five-foot-wide buffer is required along Blue Ridge Boulevard **and South Cockrell Hill Road.**

(b) **Pedestrian amenities.** Along each street frontage, a minimum of two of each of the following pedestrian amenities must be provided:

(1) Benches.

(2) Trash receptacles.

(3) Bicycle racks.

(c) 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. The design and placement of both the standards and fixtures must be approved by the director. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(d) A detention pond must provide one of the following improvements:

a. A water fountain feature, or

b. Trees, ornamental grasses, or shrubs every 40 linear feet of the detention pond;

(e) A wrought iron fence is required around the detention pond.

(f) Frontages. All street-facing facades must have at least one window for every 25 linear feet of continuous street-facing facade.

(g) The façade facing Blue Ridge must have at least one common primary entrance facing the street. The entrance facing Blue Ridge Boulevard must access to the street with an improved path connecting to the sidewalk.

(h) Building articulation. For every 125 feet of horizontal building façade length, a minimum two-foot variation within the vertical plane must be provided.

SEC. 51P-112. AMENITIES.

(a) A minimum of one pool is required with a minimum water surface area of 700 square feet.

(b) A minimum of one shade structure is required.

(c) A minimum of one outdoor sports court is required.

(d) A minimum of one dog park is required.

SEC. 51P-___.113. SIGNS.

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

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

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

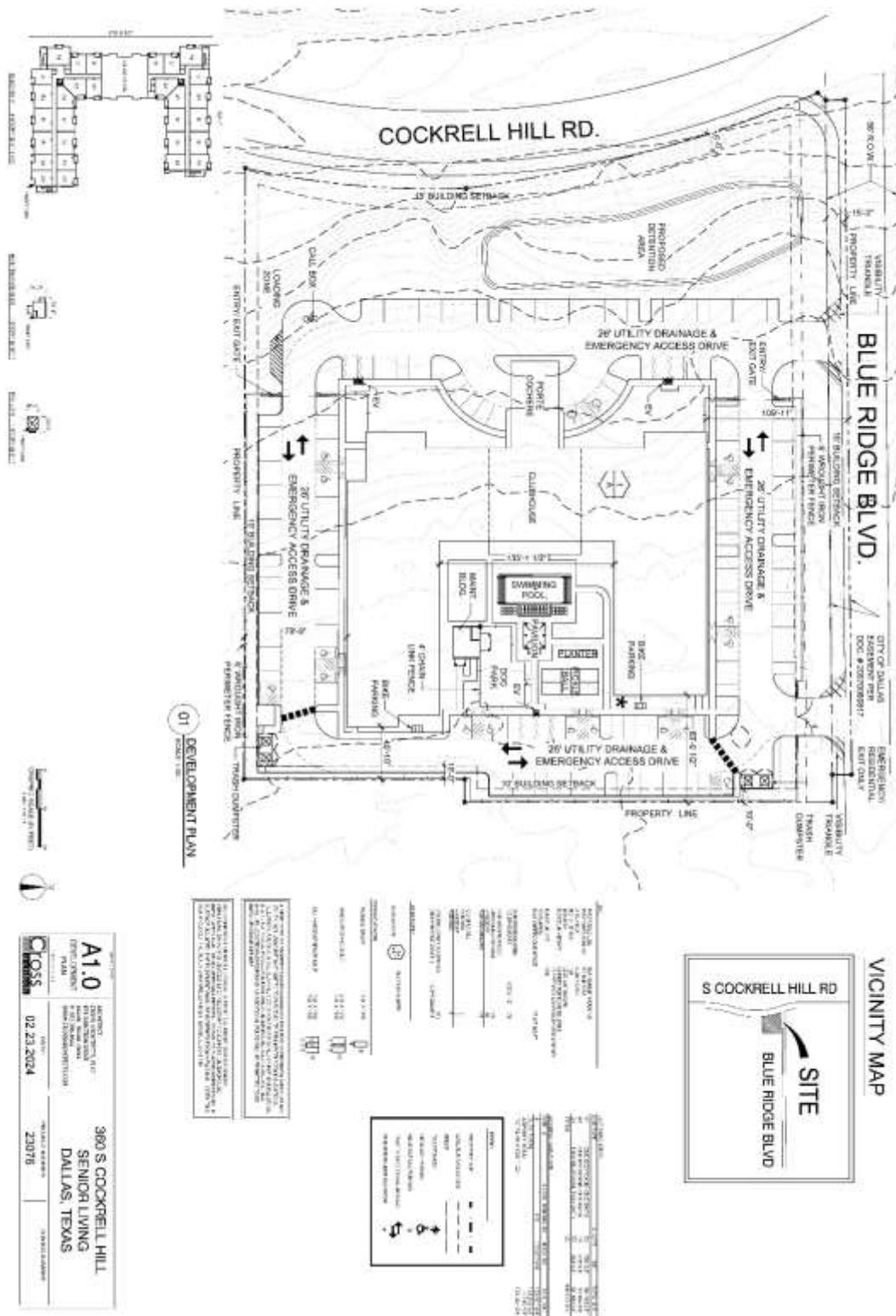
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. ___.)

SEC. 51P-___.115. 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.

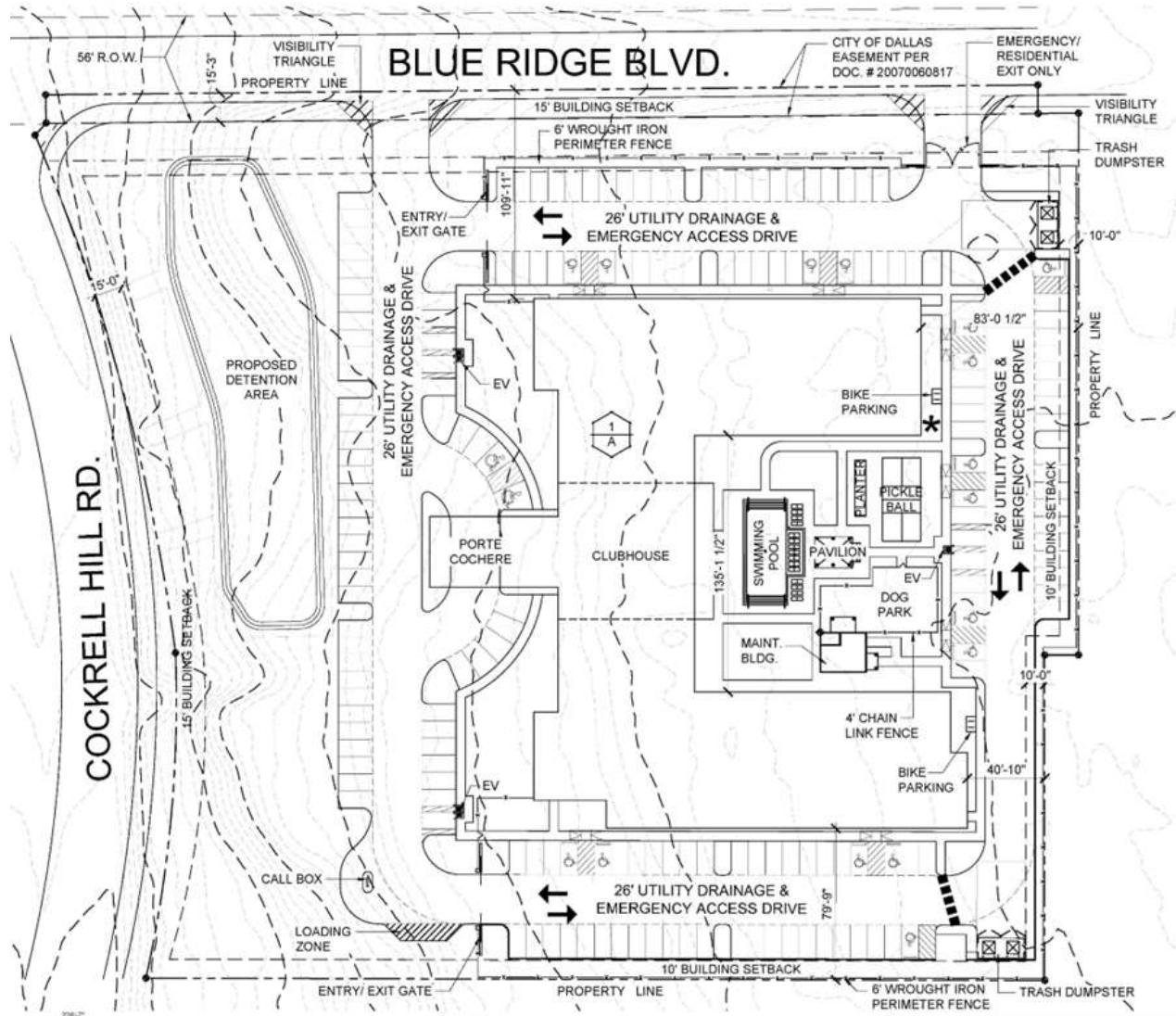
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

CPC-RECOMMENDED DEVELOPMENT PLAN



CPC-RECOMMENDED DEVELOPMENT PLAN

(Enlarged)



SITE	
PROPOSED USE:	RETIREMENT HOUSING
PROPOSED ZONING:	PD FOR MF-2
SITE AREA:	5.395 ACRES
NO. OF UNITS:	120
DENSITY:	22.25 UNITS/ACRE
MAXIMUM HEIGHT:	60 FEET FOR MAIN BUILDING 15 FEET FOR ACCESSORY STRUCTURES
MAXIMUM LOT:	60%
COVERAGE:	
MAX. IMPERVIOUS SPACE	37,477 SQ.FT.

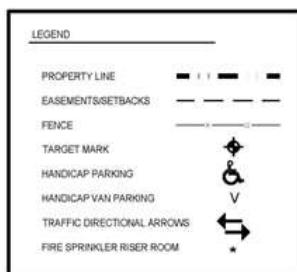
UNIT TABULATION		# UNITS	S.F.	TOTAL S.F.
UNIT TYPE				
A1	ONE BEDROOM, ONE BATH	52	700 S.F.	36,400 S.F.
A2	ONE BEDROOM, ONE BATH	16	819 S.F.	13,104 S.F.
B1	TWO BEDROOM, TWO BATH	52	964 S.F.	51,168 S.F.

BUILDING TABULATION				
TYPE #	BLDG#	UNITS/BLDG	BLDG S.F.	TOTAL S.F.
A	1	120	100,672 S.F.	100,672 S.F.
BLDG TOTAL				100,672 S.F.
AMENITY TOTAL				4,715 S.F.
TOTAL INV AMENITIES				105,387 S.F.



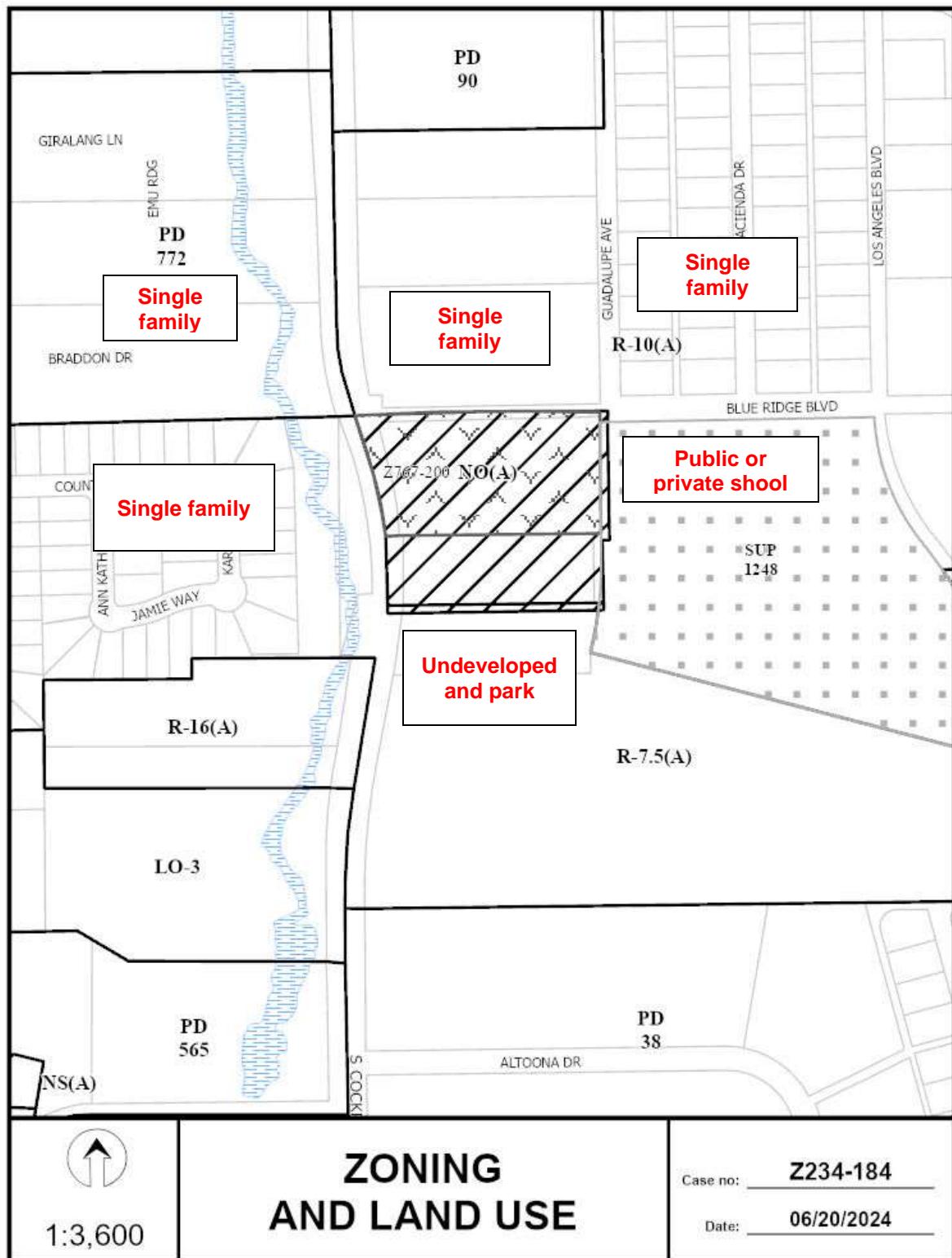
<u>PARKING REQUIRED</u>	
1.0 SPACE/UNIT	(120 X 1.0) 120
<u>PARKING PROVIDED</u>	
UNCOVERED SPACES	155
HANDICAP	16
<u>PARKING SPACES</u>	171
 <u>CLUBHOUSE:</u>	
PARKING	7
HANDICAP	2
PARKING	9

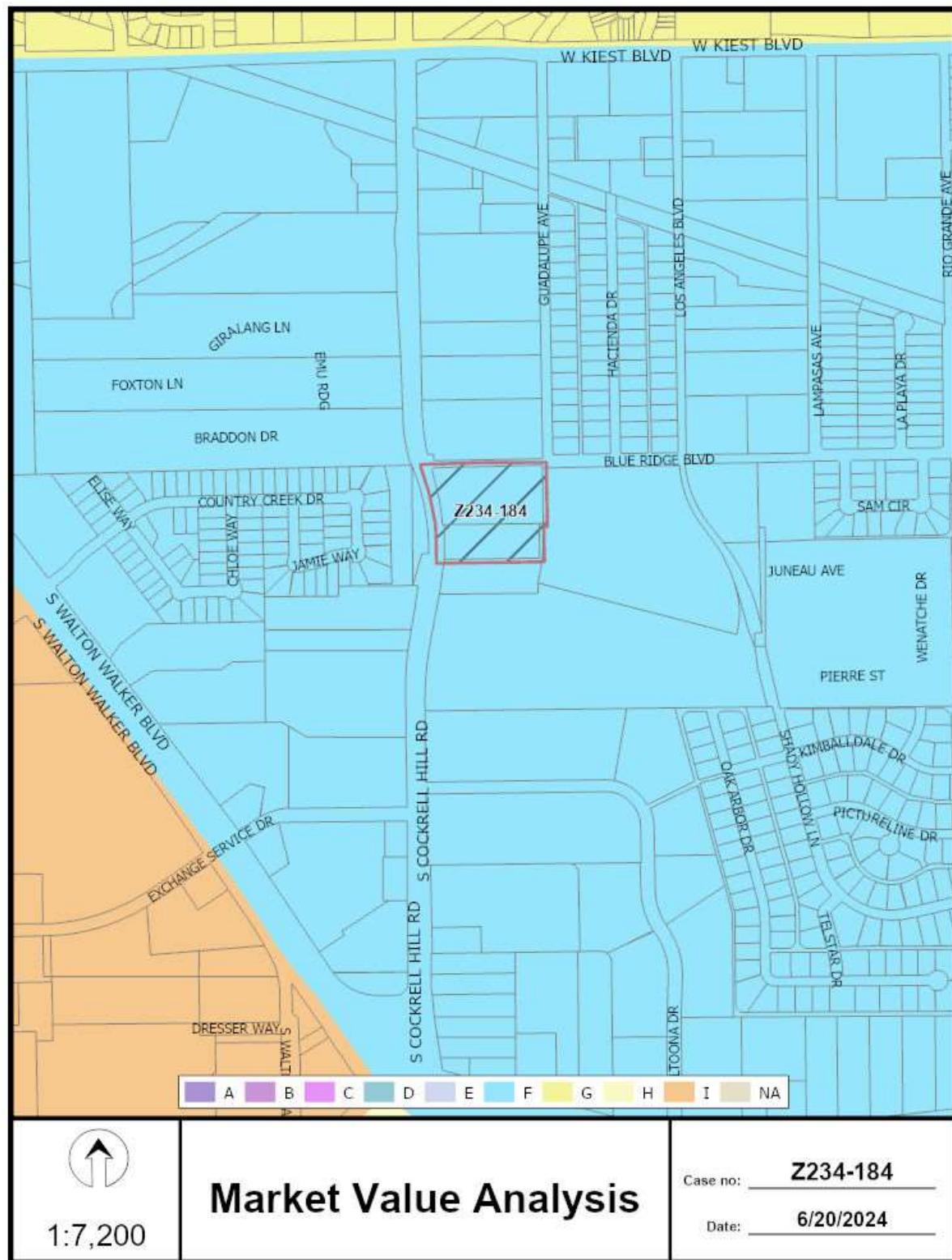
OVERALL PARKING SPACES: 180
(180 PARKING/120 UNIT) 1.5 SPACES/UNIT

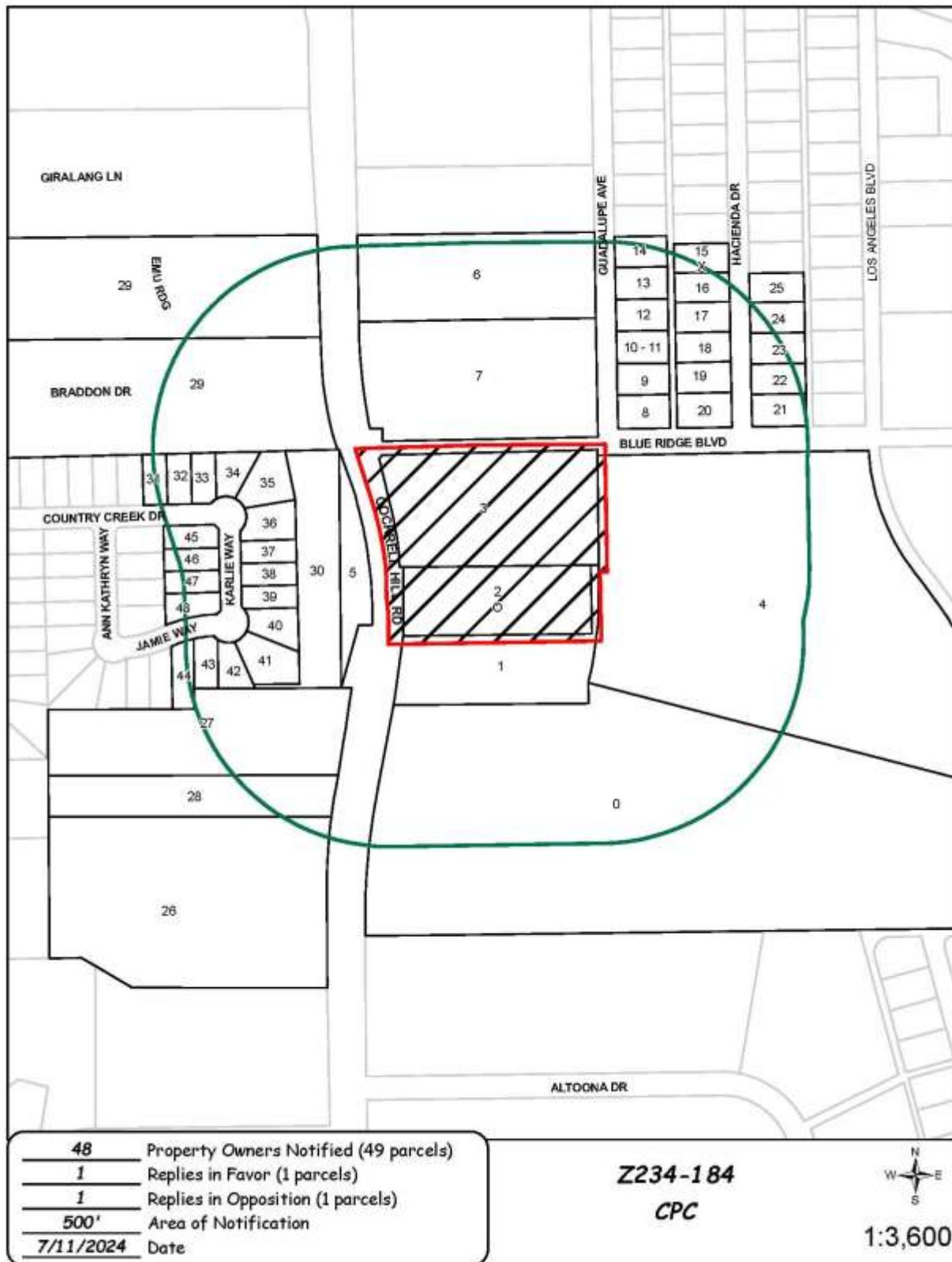












07/10/2024

Reply List of Property Owners**Z234-184****48 Property Owners Notified****1 Property Owners in Favor****1 Property Owners Opposed**

Reply	Label #	Address	Owner
O	1	3706 S COCKRELL HILL RD	ARIAS WILLIE
	2	3626 S COCKRELL HILL RD	JOHNSTON JIM C
	3	3606 S COCKRELL HILL RD	CLIFFWOOD CHURCH OF CHRIST INC
	4	4000 BLUE RIDGE BLVD	Dallas ISD
	5	3810 S COCKRELL HILL RD	TREVINO CLAUDIA M
	6	3514 S COCKRELL HILL RD	RIOS RAUL &
	7	3534 S COCKRELL HILL RD	ALEJANDRO ROSINA B
	8	3538 GUADALUPE AVE	ANTOPIA OLIVIA DELRIO
	9	3530 GUADALUPE AVE	SIMPSON CORI M & DENNIS P
	10	3522 GUADALUPE AVE	JACKSON GARY W &
X	11	3522 GUADALUPE AVE	REDMON CURTIS K &
	12	3518 GUADALUPE AVE	ESPREE GARY A
	13	3514 GUADALUPE AVE	MATA ADELA &
	14	3504 GUADALUPE AVE	MARTINEZ JUAN CARLOS &
	15	3515 HACIENDA DR	BUGGS IDA M
	16	3521 HACIENDA DR	BROWN DON G
	17	3525 HACIENDA DR	CORNELSEN GEOFFREY DEE
	18	3531 HACIENDA DR	FINELINES INVESTMENTS LLC
	19	3535 HACIENDA DR	CAMPOS RITO F & NATALIA
	20	3539 HACIENDA DR	JOHNSON ERMA
	21	3538 HACIENDA DR	WILLIAMS DELWIN
	22	3534 HACIENDA DR	ALLEN OLISH JR
	23	3530 HACIENDA DR	BRUCE NORRIS E & CARLENTA MARIE
	24	3526 HACIENDA DR	REAL GABRIEL VASQUEZ &
	25	3520 HACIENDA DR	EDEES INVESTORS 2
	26	3827 S COCKRELL HILL RD	WILLIAM E MEYER PROPERTIES LLC

07/10/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3707	S COCKRELL HILL RD	Taxpayer at
28	3717	S COCKRELL HILL RD	Taxpayer at
29	3535	S COCKRELL HILL RD	CZ OAK CLIFF LLC
30	3712	KARLIE WAY	VISTA DEL CIELO OWNERS ASSN
31	4415	COUNTRY CREEK DR	ALDANA FELIPE &
32	4411	COUNTRY CREEK DR	FLYNN DANIEL JOSEPH
33	4407	COUNTRY CREEK DR	HORTON LASHAWN
34	4403	COUNTRY CREEK DR	GARCIA NANCY
35	3702	KARLIE WAY	BENITEZ RUBEN
36	3706	KARLIE WAY	BUTTS PETER & DORA
37	3710	KARLIE WAY	MEDINA FRANCISCO J &
38	3714	KARLIE WAY	ALMENDAREZ RODOLFO
39	3718	KARLIE WAY	ESCALANTE JORGE LUIS &
40	3722	KARLIE WAY	PAZ ESMERALDA
41	4402	JAMIE WAY	CAR GABINA & JOSE
42	4406	JAMIE WAY	RAMIREZ ELVIA
43	4410	JAMIE WAY	JARAMILLO ABRAHAM TORRES
44	4414	JAMIE WAY	BALLARD FREDERICK &
45	3707	KARLIE WAY	RODRIGUEZ JOCELYN
46	3711	KARLIE WAY	GUTIERREZ SAMUEL & NATIVIDAD S
47	3715	KARLIE WAY	BENITEZ IVAN JR &
48	3719	KARLIE WAY	BUENO ELISEO & NICOLASA