

CITY PLAN COMMISSION

THURSDAY, April 10, 2025

Planner: Sheila Alcantara Segovia

FILE NUMBER: D245-002(SAS/JA) **DATE FILED:** January 27, 2025

LOCATION: South line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.

COUNCIL DISTRICT: 1

SIZE OF REQUEST: Approx. 1.863 acres **CENSUS TRACT:** 48113010701

REPRESENTATIVE: Jim Riley – Brocket/Davis/Drake, Inc.

APPLICANT: John Dickey – Corinth Properties

OWNER: Scott Johnson – LMC Canyon Holdings, LLC

REQUEST: An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 811:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>

Sec. 51A-4.210 Retail and personal service uses [see (b)(24) for restaurant use]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-80819

BACKGROUND INFORMATION:

- The area of request is zoned Subarea B within Planned Development District (PD) No. 811 and is currently undeveloped.
- PD No. 811 was established in September 2009 to allow for a mixed-use development that will provide a combination of retail, commercial, residential, and office uses. Subarea B is the northernmost subarea and fronts along the Dallas Fort Worth Turnpike (IH-30). The ordinance classifies Subarea B as “Highway Retail.”
- The property has an approved preliminary plat (S234-017) that will be relied upon for establishing the building site for development.
- Development and use of the Property must comply with the conceptual plan (Exhibit 811A).
- The applicant proposes to develop the area of request with a restaurant without drive-in or drive-through use, which requires a development plan and landscape plan approved by City Plan Commission.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the proposed plans and has no objections.

REQUEST DETAILS:

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 development and landscape plans comply with the applicable development standards for the Property. The Dallas City Code requires that if the plans comply with the applicable development standards, the plans shall be approved.

The request seeks approval of development and landscape plans for a proposed restaurant without drive-in or drive-through service at the request site. The proposed use is allowed by right in Subarea B.

Staff recommends approval of the request, having determined that the proposed development and landscape plans comply with the development standards applicable to the property.

Development standards:

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage ¹	Density/FAR	Special Standards
	Front	Side/Rear				
Subarea B within PD No. 811	15' min	None required	Max height: 135' Max stories: 10	60% max	Max FAR: 1.5 Lot size: No minimum	10' min parking setback Building ² elements and design standards

¹ Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

² Design standards for the proposed building that cannot be confirmed at site plan review will be reviewed at time of permitting.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements outlined in PD No. 811 [ref. Sec. 51P-811.122 Landscaping]. A landscape plan must be submitted with the development plan and be approved by City Plan Commission before the issuance of a building permit.

The property fronts on TxDOT owned right-of-way, and the “tree planting zone” defined in Sec. 51P-811.122(e)(1)(A)(ii) is controlled by TxDOT, not the City of Dallas. The applicant provided documentation indicating that TxDOT declined to allow required trees to be planted in the tree planting zone located within their right-of-way; therefore, the applicant proposes to locate the required trees in the required front yard as near as practicable to the front lot line as allowed by the ordinance.

The city arborist has reviewed the proposed plans and confirms compliance with the landscaping requirements of PD No. 811.

Parking and Loading:

Unless noted otherwise in the PD No. 811 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a restaurant without drive-in or drive-through service, 92 spaces are required (one space per 100 square feet of floor area); 162 spaces are proposed for the site.

One large or medium loading space is required since the proposed restaurant is at least 5,000 square feet but less than 25,000 square feet [ref. Sec. 51A-4.210(b)(24)]; one medium loading space is proposed.

The following parking location requirements are also applicable to the area of request per the PD No. 811 ordinance:

1. No more than 75 percent of the required off-street parking spaces may be located in the front parking area [ref. Sec. 51P-811.114(c)(3)].
2. Parking for the proposed use must be set back a minimum of 10' from the front property line [ref. Sec. 51P-811.119(d)].

List of Officers

Corinth Properties

Frank Mihalopoulos – President

John Dickey – Vice President

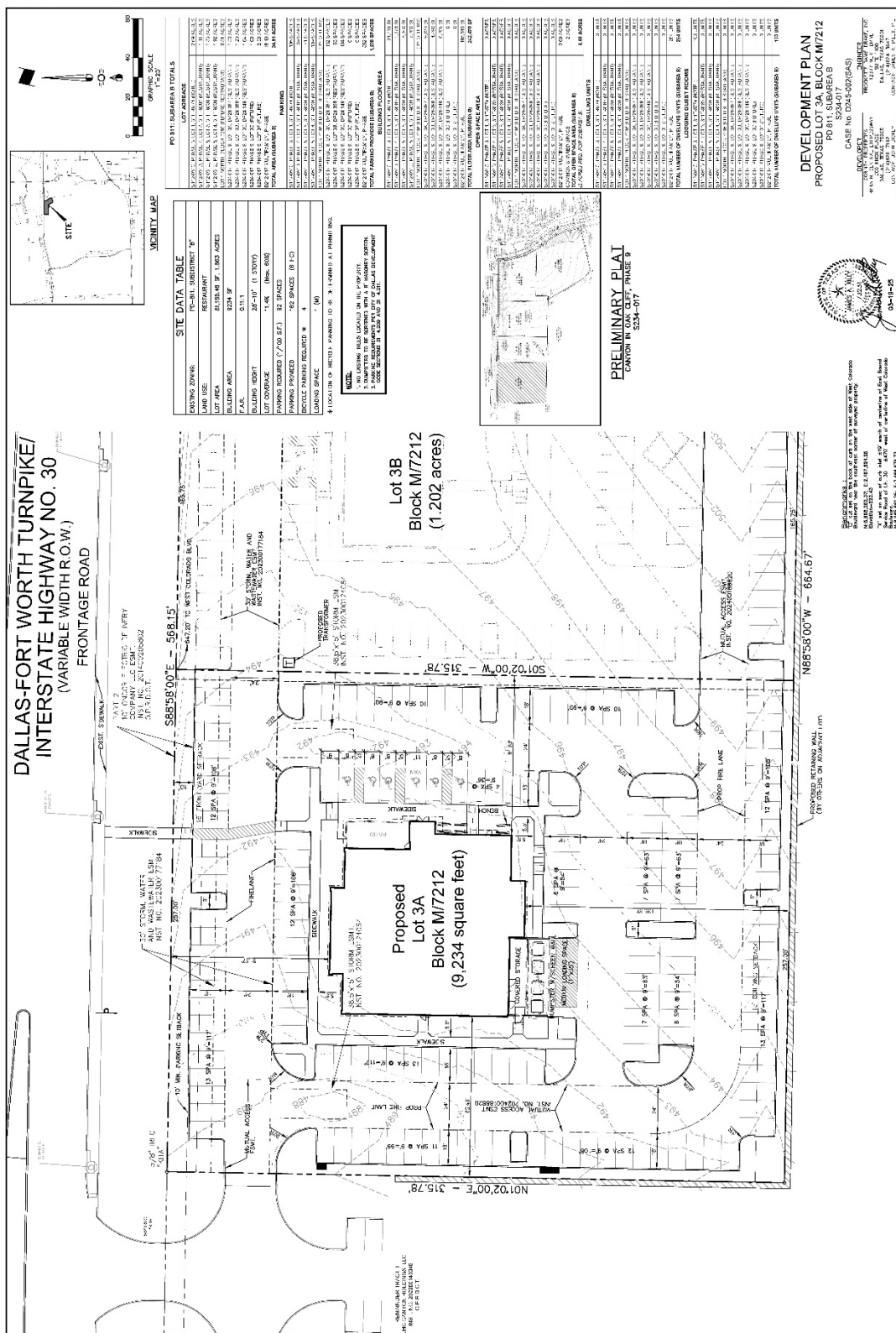
LMC CANYON HOLDINGS LLC

Jeff McCall – Chief Operating Officer

Doug Bober – Senior Managing Director

Scott Johnson – Senior Managing Director

Proposed Development Plan



Proposed Landscape Plan

