

FILE NUMBER: D245-001/MZ-25-000019 **DATE FILED:** October 24, 2024

LOCATION: On the north line of E. 11th Street, east of E. 8th Street.

COUNCIL DISTRICT: 4

SIZE OF REQUEST: Approx. 0.11 acres **CENSUS TRACT:** 48113021100

REPRESENTATIVE: Jasmond Anderson – JASZ Studio, LLC

APPLICANT: Anthony Davis – Black Island, LLC

OWNER: Michael Broder – Crosstimbers Capital, Inc.

REQUEST: An application for a development plan on property zoned Subdistrict 3 within Planned Development District 998.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 998:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=998>

BACKGROUND INFORMATION:

- Planned Development District [PD] 998 was established on January 10, 2018, on property previously zoned an IR Industrial Research district.
- The area of request is currently undeveloped.
- The current request is for a new development plan as required by the PD to allow the property to be developed with a multifamily structure containing three dwelling units.

REQUEST DETAILS:

The following table shows development standards applicable to the current area of request site. The yard, lot, and space regulations for Subdistrict 3 outlined in PD 998 must be read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended. If there is a conflict between the PD and Sec. 51A, the PD regulations control. PD 998 refers to the use regulations in Sec. 51A-4.200 to determine the specific off-street parking and loading requirements for each use.

	Setbacks		Height ^{1,3}	Lot Coverage ² , Density, FAR ³	Off-street Parking	Special Standards
	Front	Side/Rear				
PD 998 Subdistrict 3	5' min/10' max at E 11 th St Min 70% of street facade of main bldg. must be within the min/max	No minimum side yard 5' min rear yard	Max height is 30', subject to RPS. Max 2 stories	60% max lot coverage No max density 0.75 max FAR for multifamily No min lot size	No parking required	Primary entrance for ground floor main uses parallel to or within 45 degrees of parallel to the street Streetscape and sidewalk standards per 51P-998.117 15' Parking setback required at E 11 th St.

¹Compliance with height requirements, including RPS, to be confirmed at permitting.

²Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

³This plan was reviewed in conjunction with a permit application that was submitted prior to the effective date of SB 840; therefore, SB 840 development standards do not apply.

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 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.

The request seeks approval of a new development plan to allow the property to be developed with a three-unit multifamily structure. PD 998 allows multifamily by right, subject to a development plan approved by City Plan Commission prior to the issuance of a building permit.

PD 998 [Sec. 51P-998.117] states specific streetscape and sidewalk standards for the request site that include minimum sidewalk widths and minimum landscape buffer widths. There must be a minimum unobstructed width of three feet and a minimum five-foot wide landscape buffer strip.

The Design Standards [ref Sec. 51P-998.118] in PD 998 will be confirmed at permitting.

A landscape plan is not required to be submitted with the development plan. However, the city arborist has reviewed the request and has no objections to the proposed development plan. Landscaping will meet Article X.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the request and has no objections to the development plan as proposed.

Staff recommends approval of the development plan, having determined that the request complies with the requirements set forth by Subdistrict 3 within Planned Development District 998 conditions.

LIST OF OFFICERS

Crosstimbers Capital, Inc.

David Cunningham – Share Holder

Michael Broder – Share Holder and Director

Alan J. Gold – Director

Alan C. Klein - Director

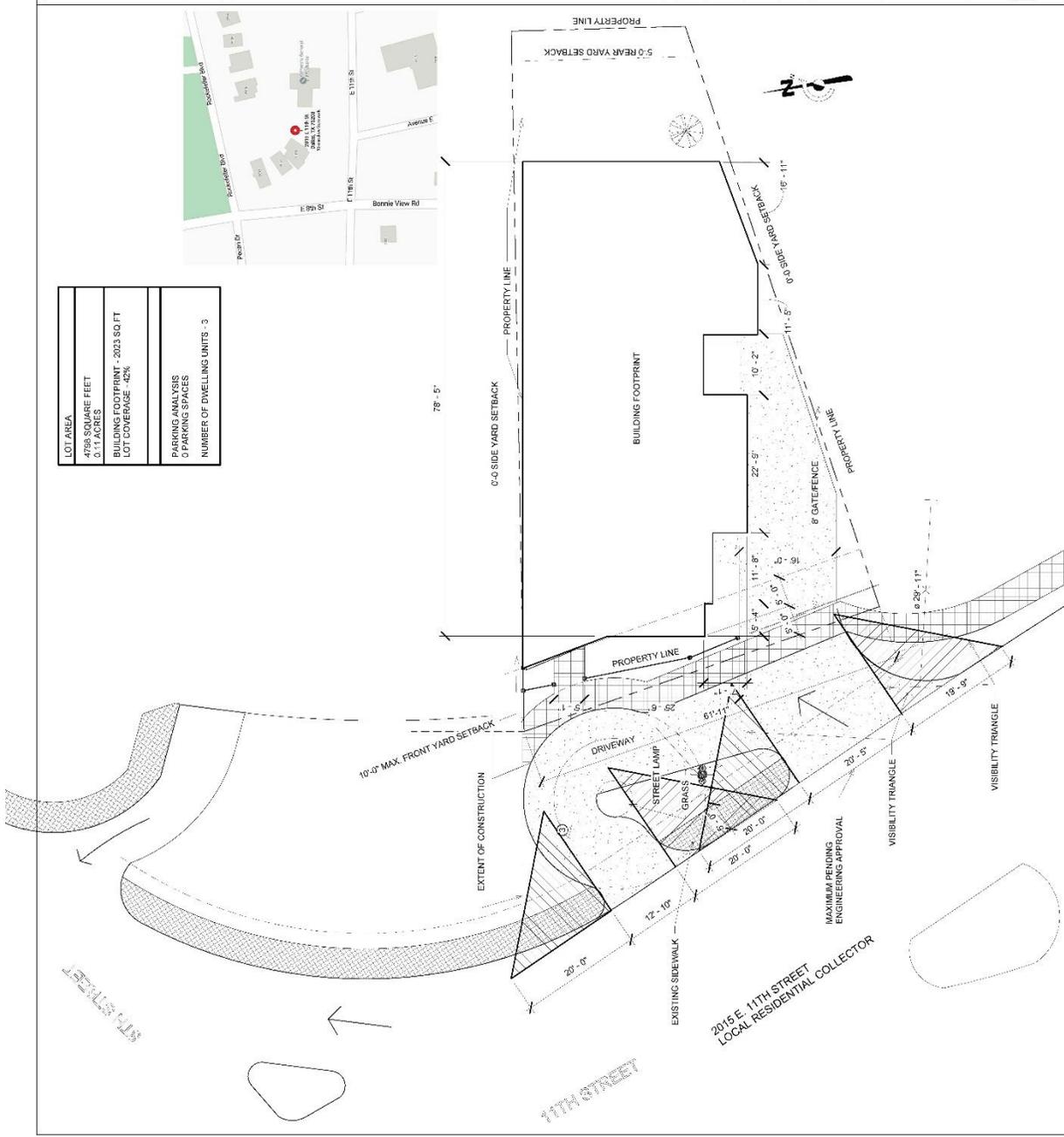
Black Island, LLC

Anthony Davis – Executive Director

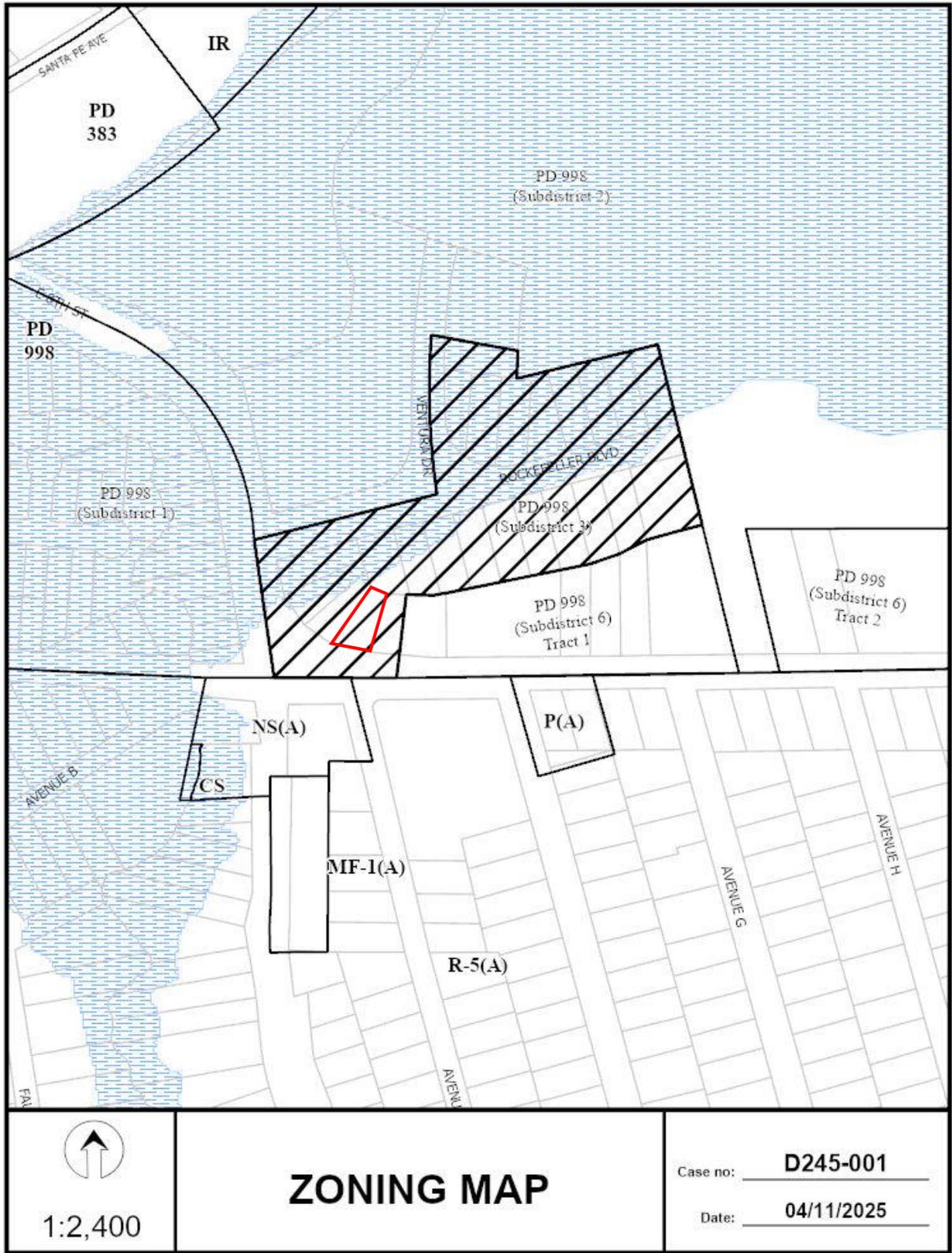
PROPOSED DEVELOPMENT PLAN

11/11/2025 1:41:01 PM

<h1 style="font-size: 48px; margin: 0;">JASZ</h1>	<p>JASMOND@HOTMAIL.COM</p>	<p>Consultant Address Phone e-mail</p> <p>Consultant Address Phone Fax e-mail</p> <p>Consultant Address Phone Fax e-mail</p> <p>Consultant Address Phone Fax e-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 75%;">Description</th> <th style="width: 20%;">Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Revision 1</td> <td>Date 1</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date	1	Revision 1	Date 1						
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1	Revision 1	Date 1													
<p>PD 998</p> <p>SUBAREA 3</p> <p>DEVELOPMENT PLAN</p>		<p>Project Number Date</p> <p>Project Number Issue Date</p> <p>Drawn by Checked by</p> <p>MZ-25-000019</p> <p>Scale 3/32" = 1'-0"</p>													



<p>LOT AREA</p> <p>4798 SQUARE FEET</p> <p>0.11 ACRES</p>	<p>BUILDING FOOTPRINT - 2025 SQ. FT.</p> <p>LOT COVERAGE - 42%</p>
<p>PARKING ANALYSIS</p> <p>3 PARKING SPACES</p> <p>NUMBER OF DWELLING UNITS - 3</p>	

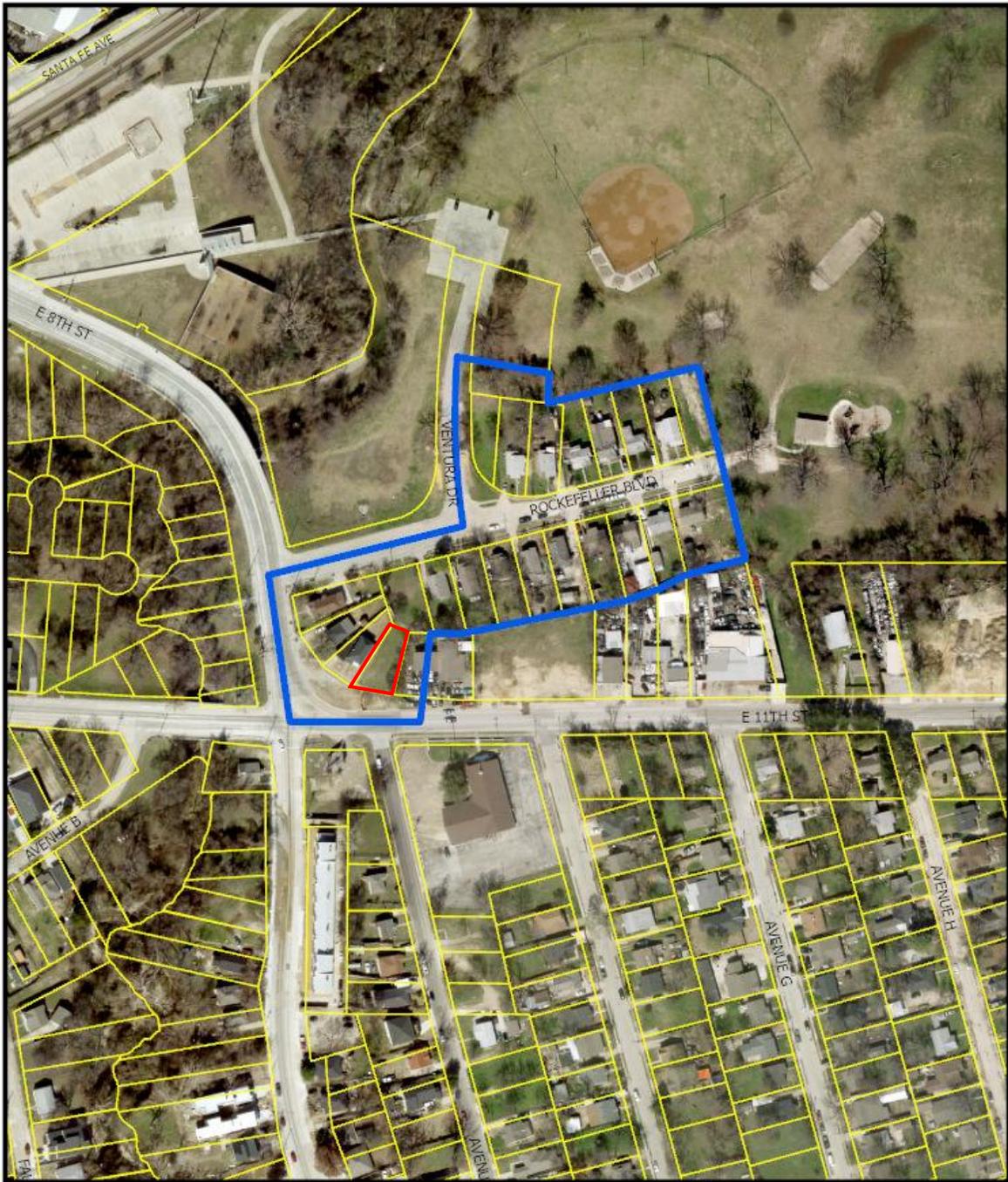


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ZONING MAP

Case no: D245-001

Date: 04/11/2025



1:2,400

AERIAL MAP

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