

FILE NUMBER: Z234-144(LG) **DATE FILED:** December 13, 2023
LOCATION: East side of South R. L. Thornton Freeway, south of East Overton Road
COUNCIL DISTRICT: 4
SIZE OF REQUEST: Approx. 20.9148 acres **CENSUS TRACT:** 48113005902

REPRESENTATIVE: Suzan Kedron, Jackson Walker L.L.P

OWNER/APPLICANT: Jobar Development Corporation

REQUEST: An application for an MU-3 Mixed Use District on property zoned Planned Development District No. 69.

SUMMARY: The purpose of the request is to allow a mixed-use development.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On October 10, 2024, the City Plan Commission held this item under advisement to November 7, 2024.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped and is within Planned Development District No. 69, which was approved by City Council on October 21, 1974.
- Under Planned Development District No. 69, uses are limited to multiple-family uses, a maximum of 740 dwelling units, and a day care center not to exceed 2,500 square feet in floor area.
- The applicant is proposing to develop the site with a mixed-use development; therefore, they are proposing an MU-3 Mixed Use District.
- On October 10, 2024, the City Plan Commission held this item under advisement to November 7, 2024. No changes have been made to request since the last hearing.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
South R L Thorton Freeway	Highway	--

Traffic:

The Transportation Development Services Division of the Planning and Development Department, in coordination with 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 is consistent 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. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

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

GOAL 4 ATTRACT AND RETAIN THE MIDDLE CLASS

Policy 4.1 Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Land Use:

	Zoning	Land Use
Site	PD No. 69	Undeveloped
North	PD No. 69 & PD. No. 838	Multifamily, public or private school
East	R-7.5(A) Single family	Single family
South	R-7.5(A) Single family	Single family
West	PD No. 707	Multifamily

Land Use Compatibility:

The area of request is an approximately 20-acre undeveloped parcel and is currently zoned Planned Development District No. 69. Properties to the north are developed with multifamily and a public or private school. Properties to the east and south are developed with single family uses under an R-7.5(A) District. To the west of the area of request is multifamily.

The applicant proposes to develop the site with a mixed use development. The existing zoning of PD No. 69 only allows multifamily and daycare use; therefore, the applicant is requesting an MU-3 Mixed Use District.

Staff supports the request because it will allow the applicant’s proposed use of the site while ensuring that development will be compatible in scale and intensity of use with the adjacent residential uses.

Development Standards

Following is a comparison of the development standards of the current Planned Development District No. 69 and the proposed MU-3 District.

District	Setback		Density	Height	Lot Cvrg.	Special Standards	Primary Use
	Front	Side/Rear					
Existing: PD 69	15 ft.	0 ft. SF Duplex: Side: 5 ft. Rear: 10 ft. Other: Side: 10 ft. Rear: 15 ft.	Max. 740 du	24 ft. 2 stories	60% Res. 25% Nonres.		Multiple-family, day care center
Proposed: MU-3	15 ft. 20 ft. UF	20 ft. adj. to Res. Other: No min.	3.2 FAR base 4.0 FAR max + bonus for res	270 ft. 20 stories	80%	Proximity slope, tower spacing, U-form setback, development bonuses	Office, retail & personal service, lodging, residential, trade center

Residential proximity slope would limit height on portions of the site to 26 feet from the property line on the east and south since the adjacent properties are residential.

Land Use Comparison

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

Use	Existing	Proposed
	PD 69	MU-3
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production		•
Private stable		

	Existing	Proposed
Use	PD 69	MU-3
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		•
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center		•
Job or lithographic printing		
Labor hall		S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		•
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production		S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant		★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		•

	Existing	Proposed
Use	PD 69	MU-3
Cemetery or mausoleum		S
Child-care facility	• Max. 2,500 sq. ft. in floor area	•
Church		•
College, university, or seminary		•
Community service center		S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery		•
Foster home		•
Halfway house		S
Hospital		R
Library, art gallery, or museum		•
Open-enrollment charter school or private school		S
Public school other than an open-enrollment charter school		R
LODGING USES		
Extended stay hotel or motel		S
Hotel or motel		R
Lodging or boarding house		
Overnight general purpose shelter		★
MISCELLANEOUS USES		
Attached non-premise sign.		S
Carnival or circus (temporary)		★
Hazardous waste management facility		
Temporary construction or sales office		•
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window		•
Financial institution with drive-in window		D
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership		•
Private recreation center, club, or area		•
Public park, playground, or golf course		•
RESIDENTIAL USES		

	Existing	Proposed
Use	PD 69	MU-3
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		★
Handicapped group dwelling unit		
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	• Max. of 740 du	•
Residential hotel		•
Retirement housing		•
Single family		
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.		★
Ambulance service		
Animal shelter or clinic without outside runs		R
Animal shelter or clinic with outside runs		
Auto service center		R
Business school		•
Car wash		R
Commercial amusement (inside)		S, ★
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-In theater		
Dry cleaning or laundry store		•
Furniture store		•
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		•
Liquefied natural gas fueling station		

	Existing	Proposed
Use	PD 69	MU-3
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station		•
Nursery, garden shop, or plant sales		•
Outside sales		
Paraphernalia shop		S
Pawn shop		
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		S
Helistop		S
Private street or alley		
Railroad passenger station		S
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter		•
Transit passenger station or transfer center		S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation		•
Local utilities		S,R,★
Police or fire station		•

	Existing	Proposed
Use	PD 69	MU-3
Post office		•
Radio, television, or microwave tower		S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication		★
Utility or government installation other than listed		S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		S
Office showroom/warehouse		•
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		★
Recycling collection center		★
Recycling drop-off container		★
Recycling drop-off for special occasion collection		★
Sand, gravel, or earth sales and storage		
Trade center		•
Vehicle storage lot		
Warehouse		

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements of Article X, as amended.

Parking:

Off-street parking must be provided pursuant to the Dallas Development Code, as amended. The off-street parking requirement for a multifamily use is one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. Should the applicant include a mixed income housing component, this requirement would be reduced to one-half space per unit. The off-street parking for retirement housing is one space per dwelling unit or suite. The off-street parking for office is one space per 333 square feet of floor area. The off-street parking requirements for retail and personal services uses are variable but range from one space per 100 square feet of floor area to 300 square feet of floor area.

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 "I" MVA area.

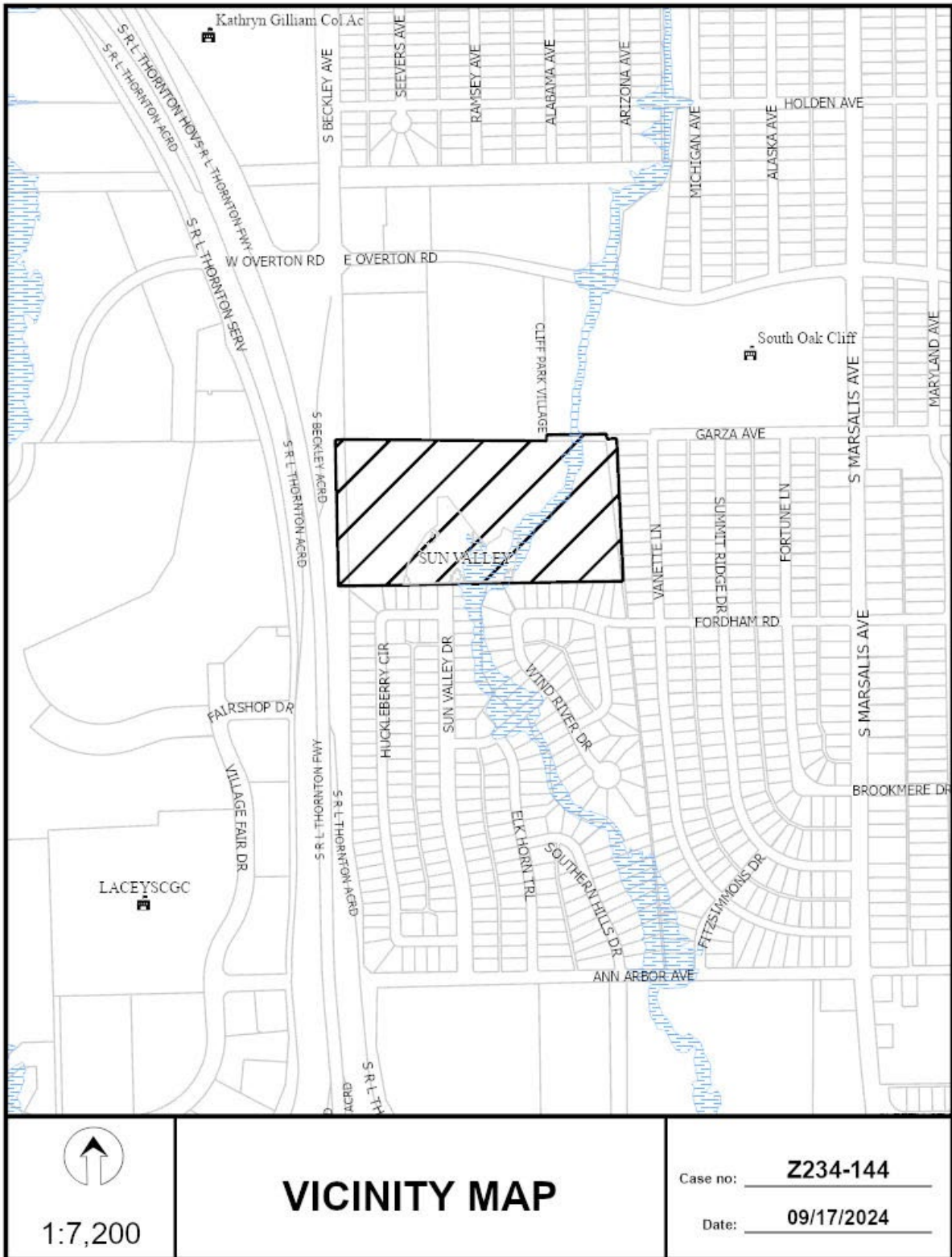
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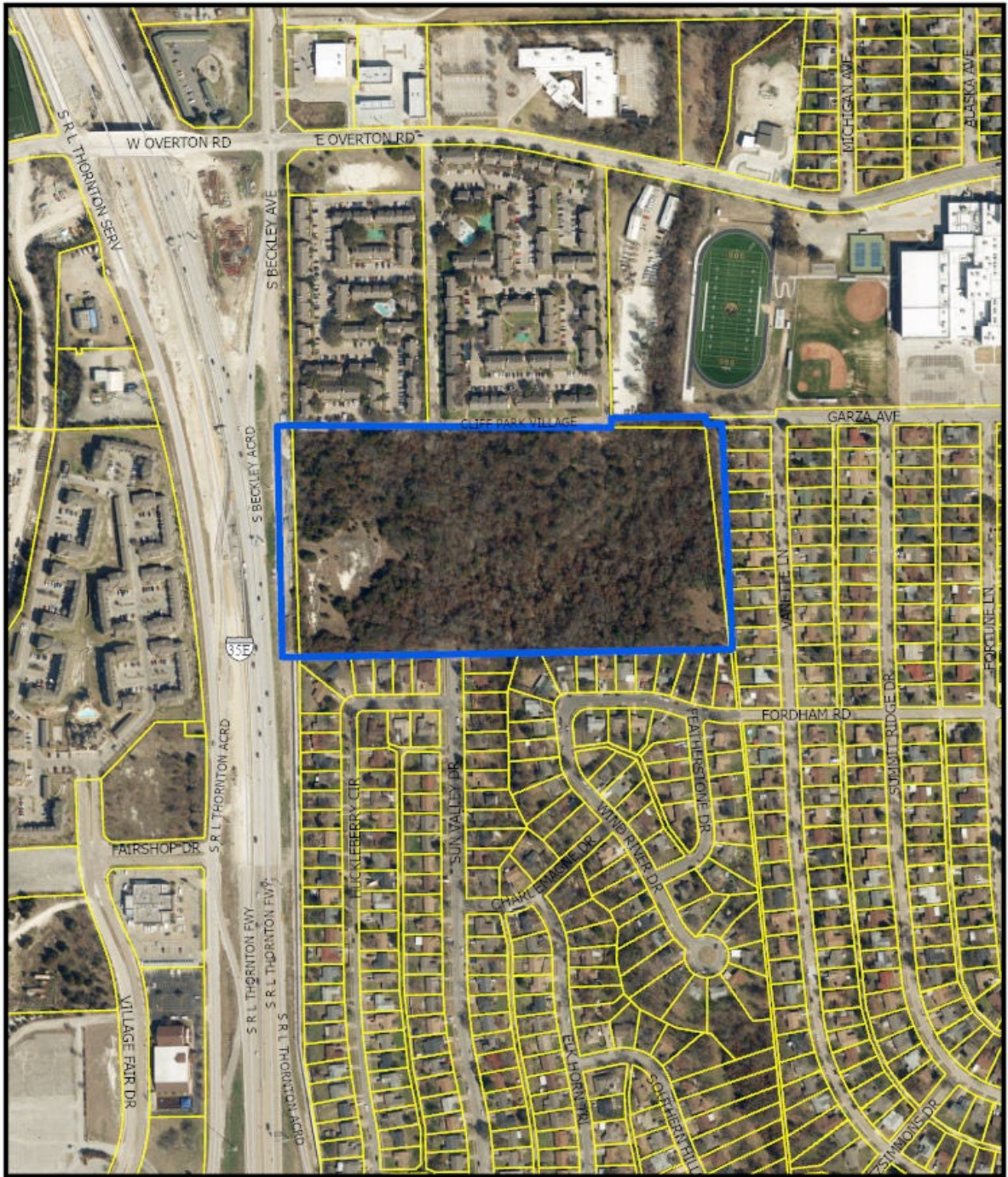
List of Officers

Jobar Development Corporation

Bart Plaskoff – President/CEO

John Walker – CFO/Treasurer/Secretary



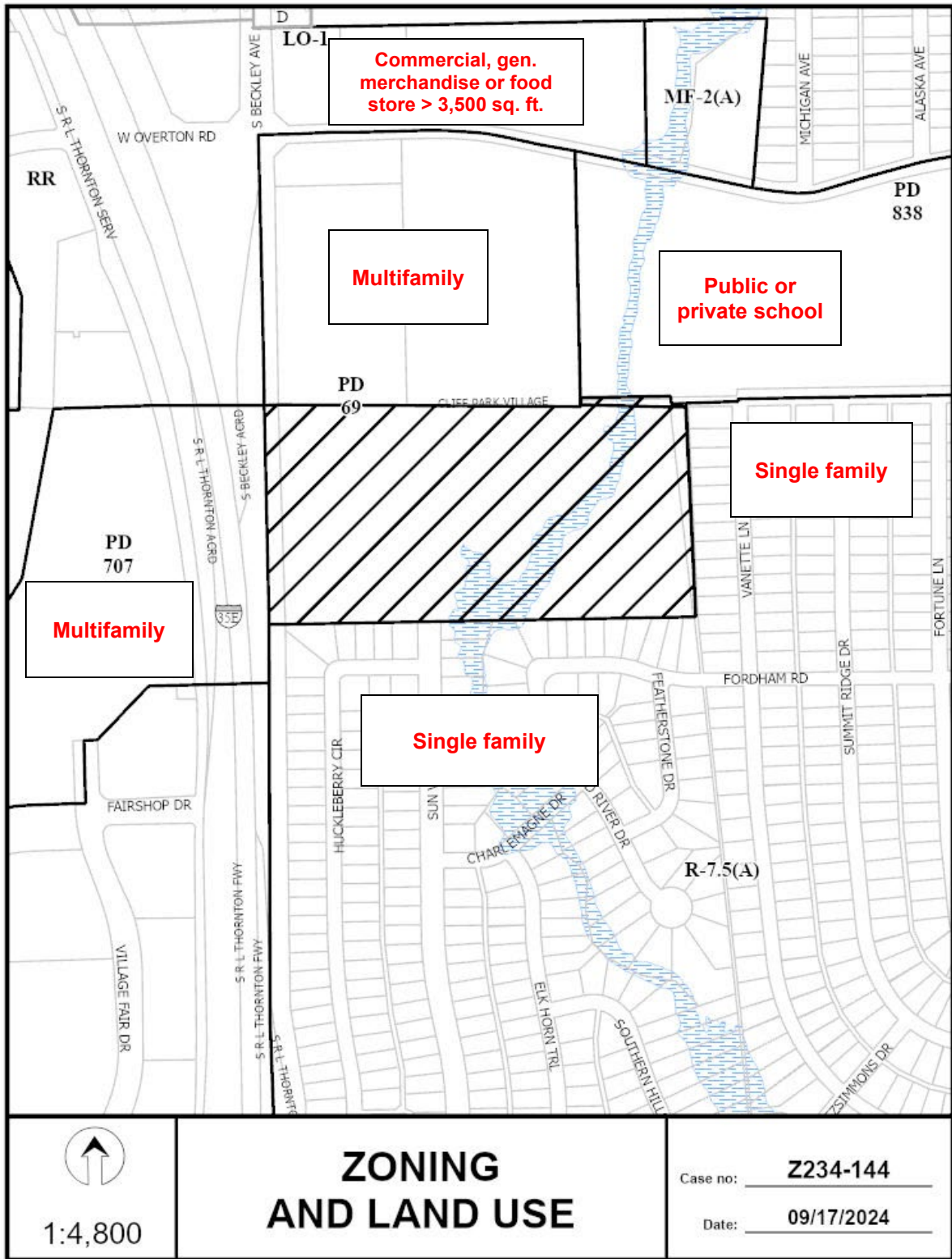


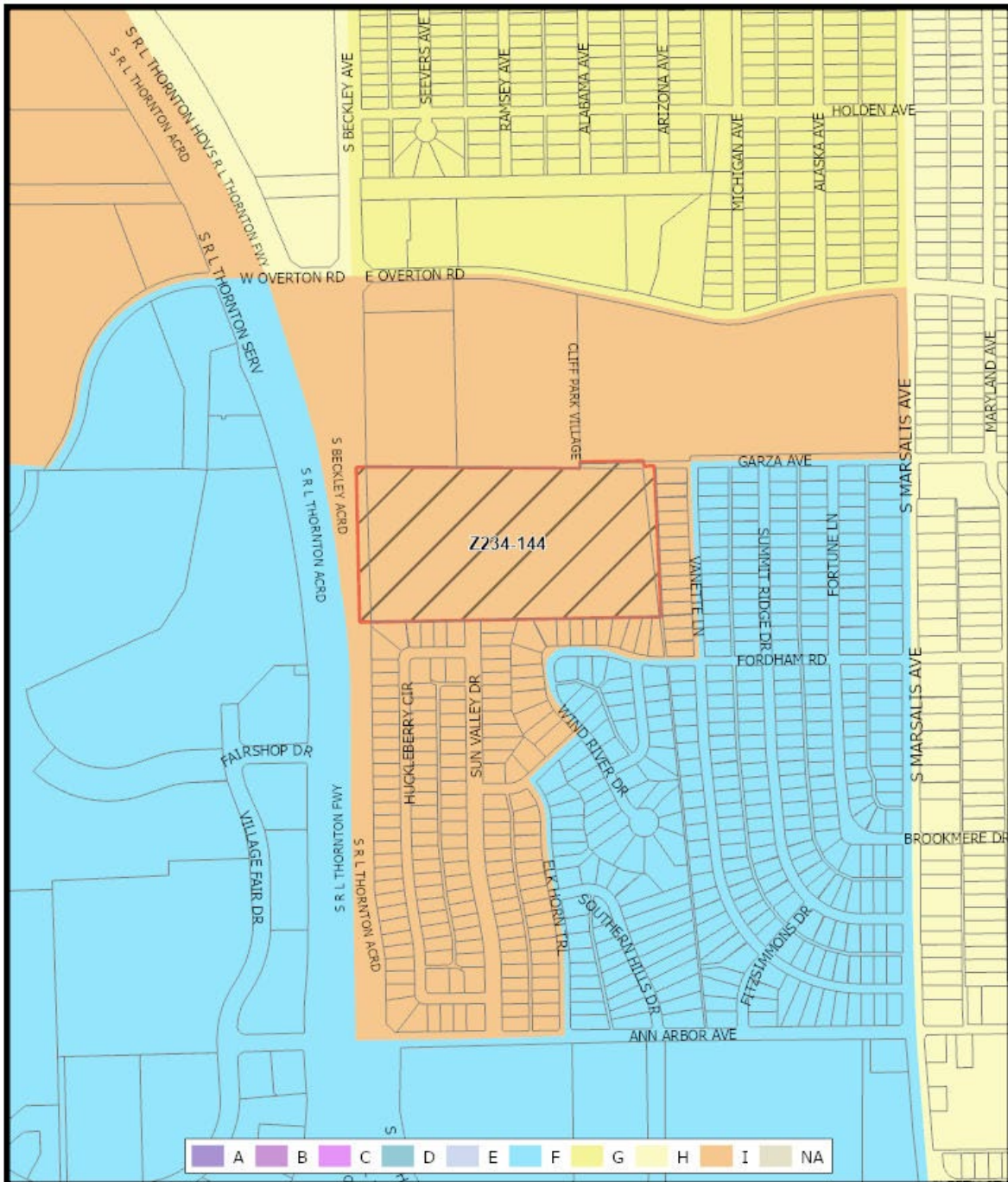
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AERIAL MAP

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Date: 09/17/2024



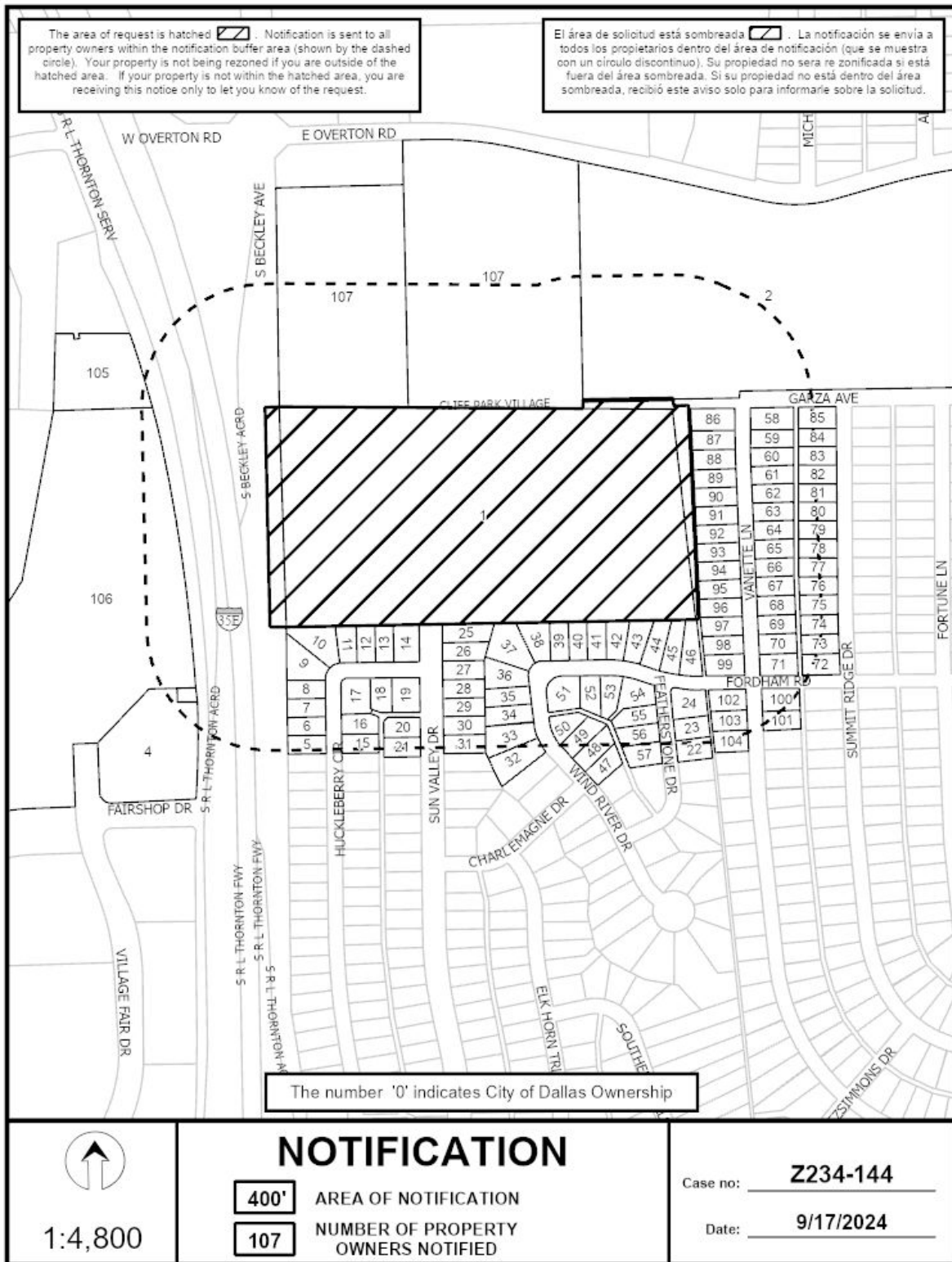


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Market Value Analysis

Case no: Z234-144

Date: 9/17/2024



09/17/2024

Notification List of Property Owners***Z234-144******107 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3900 S R L THORNTON FWY	JOBAR DEVELOPMENT CORP
2	3601 S MARSALIS AVE	Dallas ISD
3	4000 S R L THORNTON FWY	ALI ELIZABETH C
4	100 FAIRSHOP DR	ALI ELIZABETH C
5	4049 HUCKLEBERRY CIR	WALTON TYEISHA
6	4043 HUCKLEBERRY CIR	BRUMFIELD MARSHA M
7	4039 HUCKLEBERRY CIR	CASTLE VIVIAN LUCILLE
8	4033 HUCKLEBERRY CIR	SHEPARD CHRISTOPHER II
9	4027 HUCKLEBERRY CIR	COLLINS WILLIE LEE
10	4023 HUCKLEBERRY CIR	L L ROSE INVESTMENT
11	4017 HUCKLEBERRY CIR	QURESHI FAHAD EHSAN
12	4015 HUCKLEBERRY CIR	NICKEL RYAN
13	4009 HUCKLEBERRY CIR	YANES JORGE OMAR
14	4005 HUCKLEBERRY CIR	JONES ROSALAND JACKSON
15	4048 HUCKLEBERRY CIR	ROBERTSON BRENDA S
16	4042 HUCKLEBERRY CIR	LAWRENCE BEVERLY
17	4018 HUCKLEBERRY CIR	HAKIM FATIMAH L
18	4010 HUCKLEBERRY CIR	JMR HOMES LLC
19	4006 HUCKLEBERRY CIR	SMITH DEBRA A &
20	4011 SUNVALLEY DR	Taxpayer at
21	4015 SUNVALLEY DR	ELLISON TOMMIE LOUISE
22	4016 FEATHERSTONE DR	ZAMORA MOISES &
23	4010 FEATHERSTONE DR	HENDERSON NAOMI
24	4006 FEATHERSTONE DR	THOMAS CLEO
25	3938 SUNVALLEY DR	STAPLES DARLENE
26	3942 SUNVALLEY DR	STURGES MARINE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3946 SUNVALLEY DR	MATHIS MABLE MARIE
28	4002 SUNVALLEY DR	THOMPSON JOHNNIE
29	4006 SUNVALLEY DR	SUJAKUMAR RAVISHANKER V
30	4010 SUNVALLEY DR	JOHNSON DOROTHY L
31	4014 SUNVALLEY DR	THOMPSON SHARLOYN REED
32	4019 WIND RIVER DR	DFW LIFESTYLE REALTY LLC
33	4015 WIND RIVER DR	Taxpayer at
34	4011 WIND RIVER DR	POSADA J RAQUEL & PASIANA F
35	4007 WIND RIVER DR	MARTINEZ CARMEN PERALTA
36	4003 WIND RIVER DR	BENITEZ JORGE LUIS JR
37	303 FORDHAM RD	BENITEZ JORGE
38	307 FORDHAM RD	SANCHEZ OSMAR MORALES &
39	311 FORDHAM RD	GREEN INEZ RUTH
40	315 FORDHAM RD	GARCIA GUSTAVO &
41	319 FORDHAM RD	ORTIZ EDGAR & CHASTITY
42	323 FORDHAM RD	DIXON WILLIE C
43	327 FORDHAM RD	Taxpayer at
44	333 FORDHAM RD	COLEMAN THELMA L
45	403 FORDHAM RD	JOHNSON BLENDEN JR
46	409 FORDHAM RD	AUSTIN JACKIE
47	4034 WIND RIVER DR	DUARTE OSCAR
48	4030 WIND RIVER DR	RICKS DENNIS L JR &
49	4024 WIND RIVER DR	RIVERA EMELIA E
50	4016 WIND RIVER DR	MILAN BUILDERS LLC
51	310 FORDHAM RD	FREDERICK MARIE
52	318 FORDHAM RD	REVEST PROPERTIES
53	324 FORDHAM RD	CURTIS VICKEY GAIL
54	330 FORDHAM RD	OATS CAROLYN
55	4007 FEATHERSTONE DR	REYNEL JESUS
56	4011 FEATHERSTONE DR	DAVIS CARNELLA
57	4017 FEATHERSTONE DR	PAYNE JIMMIE H &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3804 VANETTE LN	WEST LETHA
59	3810 VANETTE LN	DIADEM INVESTMENTS LLC
60	3816 VANETTE LN	MCDONALD MYRTLE JEAN EST
61	3820 VANETTE LN	GREEN CHARLOTTE E
62	3824 VANETTE LN	Taxpayer at
63	3830 VANETTE LN	SEGOVIANO JUANITA CRYSTAL
64	3834 VANETTE LN	POSADALEON J RAQUEL &
65	3902 VANETTE LN	MARTINEZ PAOLA
66	3906 VANETTE LN	CABRERA JOSE & MARIA DEJESUS
67	3910 VANETTE LN	THOMAS JOYCE S
68	3916 VANETTE LN	MARCH JEWEL D
69	3920 VANETTE LN	WILSON PERRY
70	3924 VANETTE LN	MCGEE IMOJEAN
71	3928 VANETTE LN	MOTT VERA JOYCE
72	3929 SUMMIT RIDGE DR	SMITH ROBERT &
73	3925 SUMMIT RIDGE DR	ROLLINS DERRELL D &
74	3921 SUMMIT RIDGE DR	SMITH LEE ELLA
75	3917 SUMMIT RIDGE DR	HODGE ELMA J & JOSEPH R
76	3911 SUMMIT RIDGE DR	ROBERTS KETRAL
77	3907 SUMMIT RIDGE DR	SNOWDEN CHARLES F
78	3903 SUMMIT RIDGE DR	COLE CURTIS ONEAL ESTATE OF
79	3835 SUMMIT RIDGE DR	MARTINEZ RICARDO RAMIREZ &
80	3831 SUMMIT RIDGE DR	ORTEGA BRIANDA DENISSE &
81	3825 SUMMIT RIDGE DR	MORGAN KEITH
82	3821 SUMMIT RIDGE DR	BROWN LARRY & ZENOBIA
83	3817 SUMMIT RIDGE DR	LUCKEY BOBBIE JEAN
84	3811 SUMMIT RIDGE DR	BONNER MARGIE FAYE
85	3805 SUMMIT RIDGE DR	JORDAN SYLVIA &
86	3805 VANETTE LN	LONG BESSIE RICHARDSON
87	3811 VANETTE LN	PINE GROVE RESIDENTIAL
88	3817 VANETTE LN	JUSTIN STATE PROPERTIES LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3821 VANETTE LN	Taxpayer at
90	3825 VANETTE LN	JOHNSON STEPHANIE
91	3831 VANETTE LN	RFD ROOFING & CONSTRUCTION LLC
92	3835 VANETTE LN	MITCHELL VIRGINIA RUTH
93	3903 VANETTE LN	SMITH JENNIFER YVONNE L
94	3907 VANETTE LN	CROWE PATRICIA G
95	3911 VANETTE LN	VARGAS MIGUEL
96	3917 VANETTE LN	MATA JUAN R LUNA &
97	3921 VANETTE LN	POSADA RAQUEL J & PASIANA F
98	3925 VANETTE LN	TOLOR JANICE
99	3929 VANETTE LN	LACY MYRTIS M
100	4004 VANETTE LN	JENKINS LATOYA
101	4008 VANETTE LN	PADRON MACARIO &
102	4003 VANETTE LN	PEREZ DIANA
103	4009 VANETTE LN	LIDIA PACHECO &
104	4015 VANETTE LN	BELL MARGARET ANN LIFE ESTATE
105	3715 S R L THORNTON FWY	TIME WARNER CABLE OF DLS
106	5151 VILLAGE FAIR DR	CHICORY CT MADISON III LP
107	220 E OVERTON RD	220 OVERTON APTS DALLAS LLC