

CITY PLAN COMMISSION

THURSDAY, AUGUST 7, 2025
Planner: Sheila Alcantara Segovia

FILE NUMBER: D245-005/MZ-25-000002 **DATE FILED:** March 25, 2025

LOCATION: Southwest corner of Potters House Way and Truth Drive

COUNCIL DISTRICT: 3

SIZE OF REQUEST: ±15.36 acres **CENSUS TRACT:** 48113016521

REPRESENTATIVE: Claudio Segovia – Johnson Volk Consulting, Inc.

APPLICANT: Frank Dyer – Clay Academy, Inc.

OWNER: Clay Academy, Inc.

REQUEST: An application for new development plan on property zoned Subdistrict 6 within Planned Development District No. 655.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 655:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=655>

BACKGROUND INFORMATION:

- The area of request is zoned Subdistrict 6 within Planned Development District (PD) No. 655 and is currently undeveloped.
- PD No. 655 was approved by City Council on June 25, 2003, on property previously zoned PD No. 545.
- The property has an approved preliminary plat (S245-183) 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 655A).
- The purpose of this request is to develop the area with multifamily and retail and personal service uses, which requires a development plan approved the City Plan Commission

Traffic:

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

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 plan for a proposed restaurant without drive-in or drive-through service at the request site. The proposed use is allowed by right in Subdistrict 6.

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				
Subdistrict 6 within PD No. 655	None required	None required	Max height: 75' Max stories: 6	100% max	Max FAR: No maximum Density: 400 DU	Streetscape type and Frontage type standards 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 Article X “Landscape and Tree Preservation Regulations,” and additional landscaping requirements outlined in PD No. 655 [ref. Sec. 51P-655.122 Landscaping] before the issuance of a building permit.

The city arborist has reviewed the request and has no objection to the proposed development plan.

Parking and Loading:

Unless noted otherwise in the PD No. 655 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a multifamily, one space for each efficiency, or one space for the first bedroom and one-half space for each additional bedroom. For limited retail uses one space for each 333 square feet floor area is required.

One loading space is required for retail use since the proposed restaurant is approximately 3,200 square feet or less [ref. Sec. 51A-4.210(b)(25)].

List of Officers

Clay Academy Board Members:

Frank Dyer
Alvin James
Gerald Robinson

Clay Academy Officers:

Alvin James – President & Secretary
Susan McCarthy – Treasurer



NOIL:
70571-9827
5267-1-78

EPL/240		DATE		EPL/240/24		24	
<div style="display: flex; justify-content: space-between;"> <div> <p>JOHNSON YOLK</p> <p>1111 E. 11TH ST. SUITE 100 DENVER, CO 80202-1111</p> <p>TEL: 303.733.1111 FAX: 303.733.1112</p> </div> <div> <p>JOHNSON YOLK</p> <p>1111 E. 11TH ST. SUITE 100 DENVER, CO 80202-1111</p> <p>TEL: 303.733.1111 FAX: 303.733.1112</p> </div> </div>							
PLAN NO.		BLDG PERMIT NO.		ENVIRONMENTAL CHARGING NO.			
SIZES/ABS		N/A		INVC# 658		DP# 323	
DEVELOPMENT PLAN							
<p>CABEILA COTTAGES</p> <p>CITY OF DALLAS, DALLAS COUNTY, TX</p>							
APPROVAL	DESIGN	DATE	TITLE	REVISION	SHEET		
APR	27	2005	DP#24	323	DP		

[ENLARGED] PROPOSED DEVELOPMENT PLAN





